

LOCATION MAP

LEGAL DESCRIPTION 65.994 ACRES

Situated in the State of Ohio, County of Franklin, Township of Jackson, being a part of Virginia Military Survey No. 478, being part of that original 74.134-acre tract as described in a deed to Robert and Evelyn M. Johnson, of record in Official Record Volume 33116, Page J12, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the westerly line of said 74.134-acre tract, the centerline of State Route 104 (aka Jackson Pike) and at the northerly corner of that 2.801-acre tract (previously split from said 74.134-acre tract) as described in a deed to Gary D. and Judy L. Percell, of record in Instrument No. 199709030084040, said point being witnessed by a 5/8-inch rebar capped "XYZ" in the easterly right-of-way line located South 86°44'46" East, a distance of 44.80 feet;

Thence North 02°56'04" West, along said centerline, a distance of 450.67 feet to a point, said point being witnessed by an iron pin set in the easterly right-of-way line located South 80°00'28" East, a distance of 32.84 feet;

Thence South 80°00'28" East, into said 74.134-acre tract, passing over said witness iron pin, a distance of 228.57 feet to an iron pin set;

Thence North 10°04'26" East, passing over a 1-inch iron pipe found (no cap) at the southeasterly corner of that 1,001-acre tract as described in a deed to Robert and Evelyn M. Johnson, of record in Deed Volume 3789, Page 516, at 121.83 feet, and then along the easterly line of same, a total distance of 280.20 feet to a 1-inch iron pipe found (no cap) at the northeasterly corner;

Thence North 00°07'51" West, again through said 74.134-acre tract, a distance of 181.73 feet to an iron pin set in the northerly line of same, the southerly line of that 155.104-acre tract (Parcel No. 4) as described in a deed to John Falter Enterprises, Inc., of record in Deed Volume 1867, Page 104;

Thence along the common line between said 74.134-acre tract and said 155.104-acre tract the following courses:

1. South 80°00'53" East, a distance of 1752.15 feet to a 1-inch iron pipe found (no cap) at an angle point;
2. North 29°06'37" East, a distance of 845.78 feet to a 5/8-inch rebar found (no cap) at an angle point;
3. South 79°12'32" East, a distance of 444.29 feet to a 1 and 1/2 inch iron pipe found (no cap) on the bank of the Scioto River near the low water mark;

Thence along the approximate low water mark the following courses:

1. South 30°56'26" East, a distance of 315.99 feet to an angle point;
2. South 35°06'10" East, a distance of 204.24 feet to an angle point;
3. South 45°36'11" East, a distance of 234.95 feet to the northeasterly corner of that 191.574-acre tract as described in a deed to City of Grove City, Ohio, of record in Instrument No. 199912290317933;

Thence South 63°31'49" West, along the northerly line of said 191.574-acre tract, passing a reference iron pin set at a distance of 26.00 feet, passing a 5/8-inch rebar found capped "BISHOFF" at the northeasterly corner of Hennigan's Grove, Phase Two, Section Two, a subdivision of record in Plat Book 98, Page 20 at a distance of 582.10 feet, and then along the northerly line of the Hennigan's Grove subdivisions (Phase Two, Section One Replat of record in Plat Book 99, Page 100), being also the corporation line of the City of Grove City, a total distance of 2871.25 feet to a 1-inch rebar found (no cap) at the southeasterly corner of that 6.632-acre tract as described in a deed to Charles Flannigan, of record in Official Record 19879, Page 117, a 1-inch iron pipe found (no cap) on a line 6.88 feet to the east at the northeasterly corner of that original 16.455-acre tract as described in a deed to Charles and Susan R. Flannigan, of record in Official Record 6312, Page C19;

Thence along the easterly perimeter of said 6.632-acre tract the following courses:

1. North 07°00'38" West, a distance of 155.57 feet to metal fence post on the bank of Grant Run;
2. South 64°28'42" West, a distance of 84.90 feet to a point in Grant Run;
3. North 07°30'05" West, a distance of 57.00 feet to a 5/8-inch rebar found (capped "XYZ") at southeasterly corner of the aforementioned 2.801-acre tract of Gary D. and Judy L. Percell;

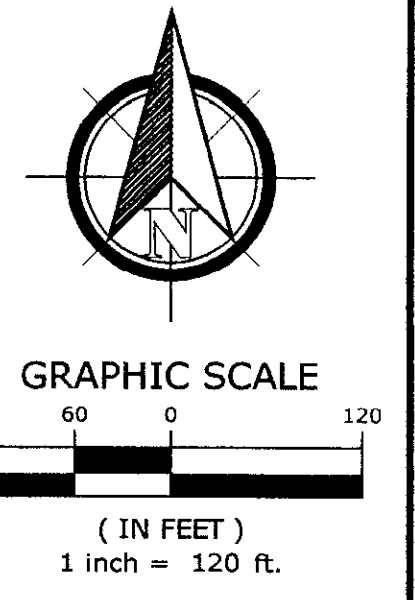
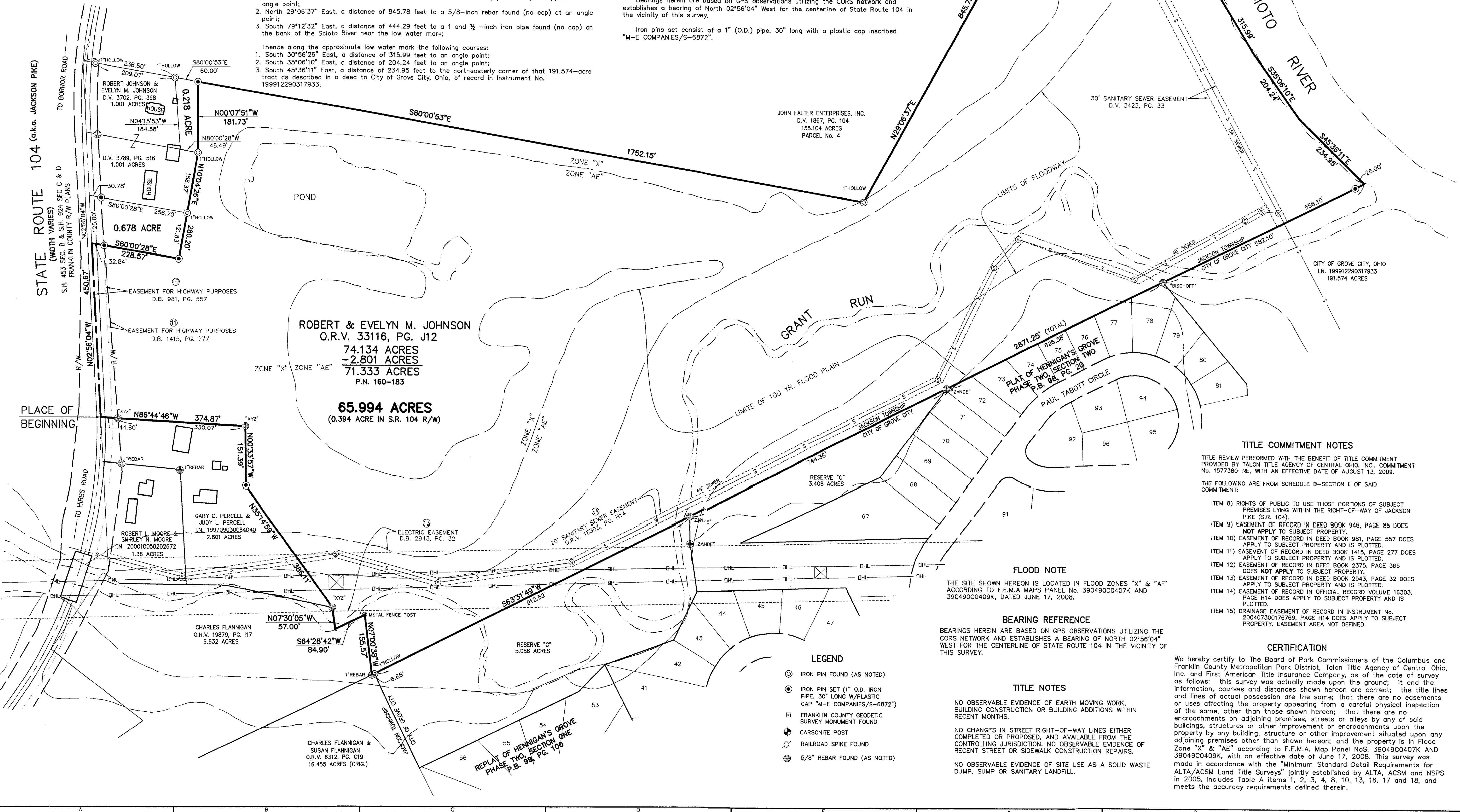
Thence along the perimeter of said 2.801-acre tract the following courses:

1. North 35°14'59" West, a distance of 386.11 feet to an iron pin set;
2. North 00°33'57" West, a distance of 151.39 feet to a 5/8-inch rebar found (capped "XYZ");
3. North 86°44'46" West, passing a 5/8-inch rebar found (capped "XYZ") in the easterly right-of-way line of State Route 104 at a distance of 330.07 feet, a total distance of 374.87 feet to the place of beginning and containing 65.994 acres of land, 0.394 acre of which lies within the right-of-way of State Route 104.

Bearings herein are based on GPS observations utilizing the CORS network and establishes a bearing of North 02°56'04" West for the centerline of State Route 104 in the vicinity of this survey.

Iron pins set consist of a 1" (O.D.) pipe, 30" long with a plastic cap inscribed "M-E COMPANIES/S-6872".

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON, VIRGINIA MILITARY SURVEY No. 478



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SUBMISSION:

REVISION:

STAMP:

JOHNSON PROPERTY

STATE ROUTE 104
JACKSON TOWNSHIP,
FRANKLIN COUNTY, OHIO

FIELD DRAFT CHECK

EM DC BW

M-E NO.: 09-171-1-1-52

DATE: SEPTEMBER 2009

SCALE: HORIZONTAL: 1"=120'
VERTICAL:

SHEET TITLE:

ALTA/ACSM LAND TITLE SURVEY

SHEET NO.:

TITLE COMMITMENT NOTES

TITLE REVIEW PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT PROVIDED BY TALON TITLE AGENCY OF CENTRAL OHIO, INC., COMMITMENT No. 1577380-NE, WITH AN EFFECTIVE DATE OF AUGUST 13, 2009.

THE FOLLOWING ARE FROM SCHEDULE B-SECTION II OF SAID COMMITMENT:

- ITEM 8) RIGHTS OF PUBLIC TO USE THOSE PORTIONS OF SUBJECT PREMISES LYING WITHIN THE RIGHT-OF-WAY OF JACKSON PIKE (S.R. 104).
- ITEM 9) EASEMENT OF RECORD IN DEED BOOK 946, PAGE 85 DOES NOT APPLY TO SUBJECT PROPERTY.
- ITEM 10) EASEMENT OF RECORD IN DEED BOOK 981, PAGE 557 DOES APPLY TO SUBJECT PROPERTY AND IS PLOTTED.
- ITEM 11) EASEMENT OF RECORD IN DEED BOOK 1415, PAGE 277 DOES APPLY TO SUBJECT PROPERTY AND IS PLOTTED.
- ITEM 12) EASEMENT OF RECORD IN DEED BOOK 2375, PAGE 365 DOES NOT APPLY TO SUBJECT PROPERTY.
- ITEM 13) EASEMENT OF RECORD IN DEED BOOK 2943, PAGE 32 DOES APPLY TO SUBJECT PROPERTY AND IS PLOTTED.
- ITEM 14) EASEMENT OF RECORD IN OFFICIAL RECORD VOLUME 16303, PAGE H14 DOES APPLY TO SUBJECT PROPERTY AND IS PLOTTED.
- ITEM 15) DRAINAGE EASEMENT OF RECORD IN INSTRUMENT No. 200407300176769, PAGE H14 DOES APPLY TO SUBJECT PROPERTY. EASEMENT AREA NOT DEFINED.

CERTIFICATION

We hereby certify to the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, Talon Title Agency of Central Ohio, Inc. and First American Title Insurance Company, as of the date of survey as follows: this survey was actually made upon the ground; it and the information, courses and distances shown hereon are correct; the title lines and lines of actual possession are the same; that there are no encroachments or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvement or encroachments upon any property by any building, structure or other improvement situated upon any adjoining premises other than shown hereon; and the property is in Flood Zone "X" & "AE" according to F.E.M.A. Map Panel NoS. 390490C0407K AND 390490C0409K, with an effective date of June 17, 2008. This survey was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 2005, includes Table A items 1, 2, 3, 4, 8, 10, 13, 16, 17 and 18, and meets the accuracy requirements defined therein.

J:\09\09-171\Map\09171A.dwg By: dchase on 09/15/2009 @ 11:08:45 am - © M-E Companies, Inc.