



LOCATION MAP NO SCALE

JUSTIN D. BATEMAN, TR. ORIG. 2.707 AC. INSTR. 200907130101865 P.N. 191-000100

RICHARD ENSLEY ORIG. 2.707 AC. INSTR. 200704270072918 P.N. 191-002679

RICHARD ENSLEY ORIG. 2.707 AC. INSTR. 200311030351491 P.N. 191-002680

METROPOLITAN EDUCATIONAL COUNCIL 2.207 AC. INSTR. 200305130142043 P.N. 010-250948

EDUCATIONAL SERVICE CENTER OF FRANKLIN COUNTY 2.850 AC. INSTR. 200612220253443 P.N. 010-275697

GRIFFWORTH TITLE HOLDER, LLC 3.132 AC. INSTR. 200804030050715

Columbus and Southern Ohio Electric Easement D.B. 1899, PG. 312

EXISTING SYMBOLS LEGEND

Table with 4 columns listing symbols for various utilities and structures: Sign, Street Sign, Area Light, Yard Light, Light Pole, etc., and their corresponding symbols.

CERTIFICATION:

I hereby certify to the Education Service Center of Central Ohio, Metropolitan Education Council, The Daimler Group, Inc. and Esquire Title Agency, Inc., that I made an on the ground survey per description of the land shown hereon located in the City of Columbus, Franklin County, Ohio, on December 15, 2009...

MISCELLANEOUS NOTES:

Subject premises has direct access to Stelzer Road, a public roadway. As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a guaranty or warranty, either expressed or implied.

The premises are in Zone X (areas determined to be outside the 0.2% annual chance flood plain) on Flood Insurance Rate Map, Panel 193 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0193 K (Effective Date: June 17, 2008).

The property is subject to the legally permissible and unexpired restrictions of record in Deed Book 1706, Page 437, Recorder's Office, Franklin County, Ohio.

- In my opinion the following easements do not apply to the subject property: -Easement to Franklin County Commissioners by easement of record in O.R. 7628, Pg. B 09, Recorder's Office, Franklin County, Ohio. -Easement to Columbus & Southern Ohio Electric Company by easement of record in O.R. 7771, Pg. J 11, Recorder's Office, Franklin County, Ohio.

Situate in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 3, Township 1, Range 17, United States Military Lands and being a 5.144 acre tract of land comprised of the following two (2) tracts of land:

- 1. an original 2.707 acre tract of land conveyed to Richard Ensley by deed of record in Instrument 200311030351491; 2. and an original 2.707 acre tract of land conveyed to Richard Ensley by deed of record in Instrument 200704270072918;

all references being to Recorder's Office, Franklin County, Ohio, said tract further described as follows: Beginning, for reference, at Franklin County Monument No. 2285 found in the centerline of Stelzer Road (variable width) as shown on the plat of Dedication Plat of CityGate Drive and Easements, Part 1, of record in P.B. 87, Page 36 and in the east line of a 0.454 acre tract of land conveyed as Parcel 23WD to Franklin County Commissioners by deed of record in Instrument 200406300152466;

thence N 03° 21' 21" E along the centerline of Stelzer Road (variable width) and along the east line of said Parcel 23WD a distance of 315.26 feet to a point at the northeast corner of said Parcel 23WD and at the southeast corner of a 0.145 acre tract of land conveyed as Parcel 24WD to Franklin County Commissioners by deed of record in Instrument 200406300152466;

thence N 86° 30' 03" W along the north line of said Parcel 23WD and along the south line of said Parcel 24WD a distance of 63.00 feet to a 3/4" I.D. Iron Pipe with Cap found at the northwest corner of said Parcel 23WD, at the southeast corner of said Parcel 24WD, at the northeast corner of a 3.132 acre tract of land conveyed to Griffwirth Title Holder, LLC by deed of record in Instrument 200804030050715, at the southeast corner of said original 2.707 acre tract conveyed by deed of record in Instrument 200311030351491 and at the true place of beginning of the tract herein intended to be described;

thence continuing N 86° 30' 03" W along the south line of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200311030351491, along the north line of said 3.132 acre tract, along the north line of a 2.850 acre tract of land conveyed to Educational Service Center of Franklin County by deed of record in Instrument 200612220253443 and along the north line of a 2.207 acre tract of land conveyed to Metropolitan Educational Council by deed of record in Instrument 200305130142043 a distance of 1,116.19 feet to a 3/4" I.D. Iron Pipe found at the southwest corner of said original 2.707 acre tract conveyed by deed of record in Instrument 200311030351491, at the northwest corner of said 2.207 acre tract and in the east line of a 11.690 acre tract of land conveyed to KP Rockmill, Ltd. (71.73% ownership) and D. & J. Land Developers, Ltd. (28.27% ownership) by deed of record in Instrument 200301020011915;

thence N 03° 28' 36" E along the west line of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200311030351491, along the west line of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200704270072918 and along a portion of the east line of said 11.690 acre tract a distance of 200.35 feet to a 3/4" I.D. Iron Pipe found at the northwest corner of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200704270072918 and at the southwest corner of an original 2.707 acre tract of land conveyed to Justin D. Bateman, Trustee by deed of record in Instrument 200907130101865;

thence S 86° 30' 03" E along the north line of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200704270072918 and along the south line of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200907130101865 a distance of 1,120.77 feet to a 3/4" I.D. iron pipe with cap found at the northeast corner of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200704270072918, at the southeast corner of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200907130101865, at the northwest corner of a 0.133 acre tract of land conveyed as Parcel 25WD to Franklin County Commissioners by deed of record in Instrument 200406300152468 and at the southwest corner of a 0.133 acre tract of land conveyed as Parcel 26WD to Franklin County Commissioners by deed of record in Instrument 200407210189344;

thence S 03° 21' 21" W along the east line of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200704270072918 and along the west line of said 0.133 acre tract of land conveyed as Parcel 25WD a distance of 100.01 feet to a 3/4" I.D. iron pipe with cap found at the southeast corner of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200704270072918, at the southwest corner of said 0.133 acre tract of land conveyed as Parcel 25WD and in the north line of said 0.145 acre tract of land conveyed as Parcel 24WD;

thence N 86° 30' 03" W along a portion of the north line of said 0.145 acre tract of land conveyed as Parcel 24WD and along a portion of the south line of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200704270072918 a distance of 5.00 feet to a 3/4" I.D. iron pipe set at the northwest corner of said 0.145 acre tract of land conveyed as Parcel 24WD and at the northeast corner of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200311030351491;

thence S 03° 21' 21" W along the west line of said 0.145 acre tract of land conveyed as Parcel 24WD and along the east line of said original 2.707 acre tract of land conveyed by deed of record in Instrument 200311030351491 a distance of 100.34 feet to the true point of beginning.

containing 5.144 acres (2.571 acres in P.N. 010-002680 and 2.573 acres in P.N. 010-002679) of land more or less and subject to all easements and restrictions of record.

The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R. J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey conducted under his supervision in December, 2009. Basis of bearings is the centerline of CityGate Drive, being N 86° 30' 03" W as shown upon the plat Dedication Plat of CityGate Drive and Easements, Part 1, of record in P.B. 87, Page 36, Recorder's Office, Franklin County, Ohio.

Jay R. Miller - Ohio Surveyor No. 8061

RECEIVED

Franklin County Engineer Dean C. Ragle, PE, E.S.

Bird+Bull Engineers & Surveyors logo and contact information: 2875 W. Dublin-Granville Road, Columbus, Ohio 43235, Ph: (614) 761-1661, Fax: (614) 761-1328, WWW.BIRDBULL.COM

2025 & 2037 STELZER ROAD COLUMBUS, OH 43219 ALTA/ACSM LAND TITLE SURVEY SCALE: 1" = 40' JOB NO. 09-110 1