ALTA/ACSM LAND TITLE SURVEY

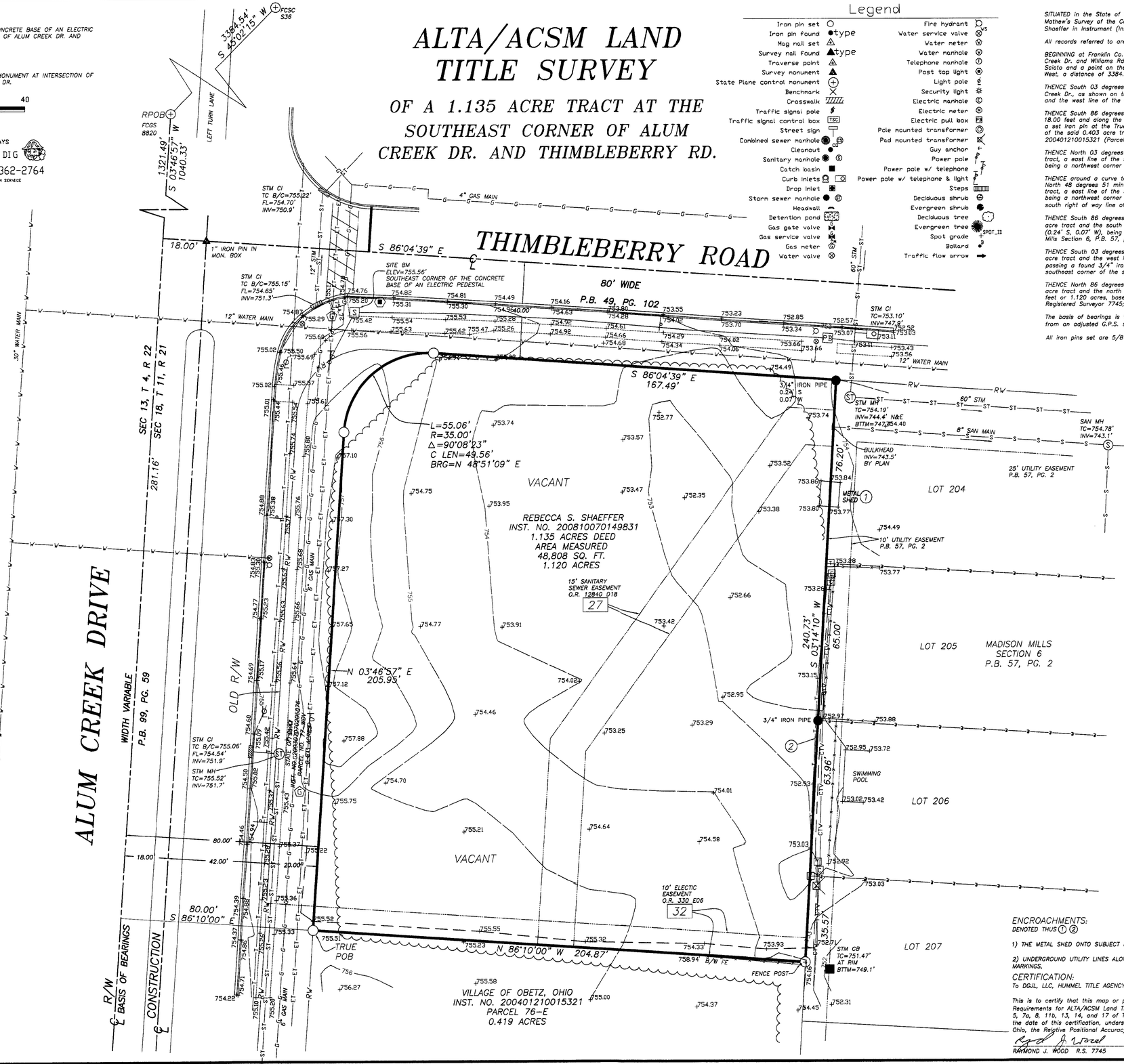
OF A 1.135 ACRE TRACT AT THE SOUTHEAST CORNER OF ALUM CREEK DR. AND THIMBLEBERRY RD.

SITE BENCHMARK
ELEV=755.56' NAVD 88
SOUTHEAST CORNER OF THE CONCRETE BASE OF AN ELECTRIC PEDESTAL AT THE INTERSECTION OF ALUM CREEK DR. AND THIMBLEBERRY RD.

REFERENCE BENCHMARK
FCGS 8820
ELEV=760.678' NAVD 88
ALUMINUM DISK IN CONCRETE MONUMENT AT INTERSECTION OF WILLIAMS RD. AND ALUM CREEK DR.

0 20 40
1"=20'

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE



Legend

Iron pin set	Fire hydrant
Iron pin found ●type	Water service valve
Mag nail set	Water meter
Survey nail found ▲type	Water manhole
Traverse point	Telephone manhole
Survey monument	Post top light
State Plane control monument	Light pole
Benchmark	Security light
Crosswalk	Electric manhole
Traffic signal pole	Electric meter
Traffic signal control box	Electric pull box
Street sign	Pole mounted transformer
Combined sewer manhole	Pad mounted transformer
Cleanout	Guy anchor
Sanitary manhole	Power pole
Catch basin	Power pole w/ telephone
Curb inlets	Power pole w/ telephone & light
Drop inlet	Steps
Storm sewer manhole	Deciduous shrub
Headwall	Evergreen shrub
Detention pond	Deciduous tree
Gas gate valve	Evergreen tree
Gas service valve	Spot grade
Gas meter	Bollard
Water valve	Traffic flow arrow

SITUATED in the State of Ohio, County of Franklin, City of Columbus, and being a part of Section 18, Township 11, Range 21, Mathew's Survey of the Congress Lands east of the Scioto, and being all of a 1.135 acre tract conveyed to Rebecca S. Shaeffer in Instrument (Instr.) No. 200810070149831, Franklin County Recorder's Office;

All records referred to are those of record in the Franklin County Recorders Office;

BEGINNING at Franklin Co. Geodetic Survey monument no. 8820 at the intersection of the centerlines of right of way of Alum Creek Dr. and Williams Rd., being the northeast corner of Section 13, Township 4, Range 22, Congress Lands East of the Scioto and a point on the west line of the said Section 18, said monument being South 45 degrees 02 minutes 15 seconds West, a distance of 3384.54 feet from FCSC monument S36;

THENCE South 03 degrees 46 minutes 57 seconds West, a distance of 1321.49 feet, along the centerline of the said Alum Creek Dr., as shown on the Right of Way Centerline Plat of FRA-C.R. 122-311 (Alum Creek Dr.), Plat Book (P.B.) 99, pg. 59, and the west line of the said Section 18, to a point;

THENCE South 86 degrees 10 minutes 00 seconds East, a distance of 80.00 feet, passing the centerline of construction at 18.00 feet and along the south line of a 0.403 acre tract conveyed to the State of Ohio in Instr. No. 200307070205076, to a set iron pin at the True Point of Beginning, being the southwest corner of the said 1.135 acre tract, the southeast corner of the said 0.403 acre tract, and the northeast corner of a 0.419 acre tract conveyed to the Village of Obetz in Instr. No. 200401210015321 (Parcel 76-E);

THENCE North 03 degrees 46 minutes 57 seconds East, a distance of 205.95 feet, along a west line of the said 1.135 acre tract, a east line of the said 0.403 acre tract, and the east right of way line of the said Alum Creek Dr., to a set iron pin, being a northwest corner of the said 1.135 acre tract and a northeast corner of the said 0.403 acre tract;

THENCE around a curve to the right, with an arc length of 55.06 feet, with a chord bearing of North 48 degrees 51 minutes 09 seconds East, with a chord length of 49.56 feet, along a west line of the said 1.135 acre tract, a east line of the said 0.403 acre tract, and the east right of way line of the said Alum Creek Dr., to a set iron pin, being a northwest corner of the said 1.135 acre tract, a northeast corner of the said 0.403 acre tract, and a point in the south right of way line of Thimbleberry Rd. (80.00 feet wide), dedicated in P.B. 49, pg. 102;

THENCE South 86 degrees 04 minutes 39 seconds East, a distance of 167.49 feet, along the north line of the said 1.135 acre tract and the south right of way line of the said Thimbleberry Rd., to a point referenced by a found 3/4" iron pipe (0.24' S, 0.07' W), being the northeast corner of the said 1.135 acre tract and the northwest corner of Lot 204 of Madison Mills Section 6, P.B. 57, pg. 2;

THENCE South 03 degrees 14 minutes 10 seconds West, a distance of 240.73 feet, along the east line of the said 1.135 acre tract and the west line of Lot 204, and the west line of Lots 205, 206, and 207 of the said Madison Mills Section 6, passing a found 3/4" iron pipe at 141.20 feet at the southwest corner of the said Lot 205, to a set iron pin, being the southeast corner of the said 1.135 acre tract and the northeast corner of the said 0.419 acre tract;

THENCE North 86 degrees 10 minutes 00 seconds West, a distance of 204.87 feet, along the south line of the said 1.135 acre tract and the north line of the said 0.419 acre tract, to the True Point of Beginning, having an area of 48,808 square feet or 1.120 acres, based on a survey by J&J Surveying Services, Inc. on January 27, 2010, by Raymond J. Wood, Registered Surveyor 7745;

The basis of bearings is the centerline of the said Alum Creek Dr. as being South 03 degrees 46 minutes 57 seconds West, from an adjusted G.P.S. survey based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007);

All iron pins set are 5/8" diameter rebars, 30" long, with a cap stamped "J&J SURVEYING".

TITLE COMMITMENT

This survey does not constitute a title search by J & J Surveying Services, Inc. All information regarding record easements and other documents that might affect the quality of title to the 2.191 acre tract (deed) shown hereon was gained from Title Commitment Number HTA-8932, prepared by First American Title Insurance Co., dated 1/12/10. The following comments correspond to the items numbered in the above-referenced commitment.

Schedule B – Section II.
denoted thus 27 32

10) Easement to The Ohio Fuel Gas Company in D.B. 873, page 370. Assignment to Columbia Gas of Ohio, Inc., in D.B. 2548, page 90, may apply, depending on pipe location.

11) Easement to The Ohio Fuel Gas Company in D.B. 1376, page 118 may apply, depending on pipe location.

12) Right of Way easement to The Ohio Fuel Gas Company in D.B. 1682, page 260 may apply, depending on pipe location.

13) Easement to The Ohio Fuel Gas Company in D.B. 1769, page 352 does not apply.

14) Easement to Columbus and Southern Ohio Electric Company in D.B. 1836, page 59 may apply, depending on pole line location.

15) Easement to The Ohio Fuel Gas Company in D.B. 2018, page 557 does not apply.

16) Easement to The Ohio Fuel Gas Company in D.B. 2053, page 31 does not apply.

17) Deed of Easement to Merwood A. Hauck and Hermine L. Hauck in D.B. 2373, page 673 does not apply.

18) Easement to The Ohio Fuel Gas Company in D.B. 2435, page 188 does not apply.

19) Deed of Easement to City of the Columbus, Ohio in D.B. 2777, page 423 does not apply.

20) Easement to Ohio Fuel Gas Company in D.B. 2943, page 289 does not apply.

21) Deed of Easement to the City of Columbus, Ohio in D.B. 3321, page 31 does not apply.

22) Deed of Easement to the City of Columbus in D.B. 3458, page 418 does not apply.

23) Easement to Columbus and Southern Ohio Electric Company in D.B. 3467, page 516 does not apply.

24) Deed of Easement to the City of Columbus, Ohio in D.B. 3468, page 883 does not apply.

25) Deed of Easement to the City of Columbus, Ohio in D.B. 3469, page 982 does not apply.

26) Easement to The Ohio Fuel Gas Company in D.B. 1594, page 289 does not apply.

27) Easement of Sanitary Sewer to the City of Columbus in OR Volume 12840, page D18 applies and is plotted.
NOTE: Sanitary sewer has not been built, according to plans from the City.

28) Easement to The Ohio Fuel Gas Company in D.B. 1922, page 114, does not apply.

29) Roadside Right of Way to The Ohio Fuel Gas Company in D.B. 2010, page 505. Assignment to Columbia Gas of Ohio, Inc., in D.B. 2548, page 90, does not apply.

30) Easement to Columbus and Southern Ohio Electric Company in D.B. 3459, page 552 does not apply.

31. Deed of Dedication and Ordinance of Acceptance to the City of Columbus, Ohio in D.B. 3491, page 881 does not apply.

32. Easement to Columbus and Southern Ohio Electric Company in OR Volume 330, page E06, applies and is plotted.

FLOOD ZONE

THE SUBJECT TRACT IS LOCATED IN ZONE X, AREAS OUTSIDE A 500 YEAR FLOOD, ACCORDING TO FIRM RATE MAP 39049C0343K, DATED 6/17/2008.

NOTE

UTILITY LOCATIONS ARE FROM PLANS, FIELD MARKINGS, AND ABOVE GROUND APPURTANENCES. AS OF TODAYS DATE, WE HAVE NOT RECEIVED PLANS FOR GAS MAINS.

ENCROACHMENTS:

DENOTED THUS ① ②

1) THE METAL SHED ONTO SUBJECT PROPERTY AT THE NORTHEAST CORNER. DOES NOT APPEAR TO HAVE A CONCRETE FOUNDATION.

2) UNDERGROUND UTILITY LINES ALONG THE EASTERN PROPERTY LINE ONTO SUBJECT PROPERTY. LOCATIONS WERE FROM OUPS MARKINGS.

CERTIFICATION:

To DGJL, LLC, HUMMEL TITLE AGENCY, INC., AND FIRST AMERICAN TITLE INSURANCE CO.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 3, 4, 5, 7a, 8, 11b, 13, 14, and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Raymond J. Wood 3/8/10
RAYMOND J. WOOD R.S. 7745 DATE

STATE OF OHIO
RAYMOND J. WOOD
7745
REGISTERED
PROFESSIONAL SURVEYOR

REVISIONS	BY	DATE
ADDED BENCHMARK, ENCROACHMENTS	R.J.W.	3/5/10
GAS MAINS, BOUNDARY ANNOTATION	R.J.W.	3/8/10

SCALE	1" = 20'
DATE	2/3/10
DRN	R.J.W.
CKD	R.J.W.
APVD	R.J.W.

FILE: ALTA/ACSM LAND TITLE SURVEY OF A 1.135 ACRE TRACT AT THE SOUTHEAST CORNER OF ALUM CREEK DR. AND THIMBLEBERRY RD.

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JOB NUMBER 10-01