

NOTES FOR THE SURVEYED TRACT

- This tract contains no existing buildings.
- There are not observed evidences of easements and/or servitudes of any kind except as shown.
- Current Zoning: Hamilton Township
Zoned: Rural
Front Yard: Along every street right-of-way a building line shall be established from the centerline of that right-of-way a distance equal to the width of the existing right of way or the width of the right-of-way proposed in the Thoroughfare Plan adopted by the Mid-Ohio Regional Planning Commission on October 6, 1961.
Side Yard: For dwellings there shall be a total of side yards of 20 feet or more with a minimum of 8 feet or more on one side.
Rear Yard: For main buildings, there shall be a rear yard of 20% or more of the lot depth, except that a rear yard of more than 50 feet shall not be required.
- Recorded Easements in Schedule B, Sec. 2 of the title commitment issued by First American Title Insurance Company, Comm. No. NCS-258130-CLE, dated October 06, 2006 at 7:29 a.m.
 - Easement from Walter Davis and Laurenda Davis to Columbus and Southern Ohio Electric Company, dated May 4, 1949, filed for record June 7, 1949 and recorded in Volume 1498, Page 602 of Franklin County Records. (Does Not Affect)
 - Easement from Walter E. Davis to Columbus and Southern Ohio Electric Company, dated May 3, 1955, filed for record May 18, 1955, and recorded in Volume 1883, Page 128 of Franklin County Records. (Does Not Affect)
 - Easement from Walter E. Davis and Laurenda Davis to Columbus and Southern Ohio Electric Company, dated July 19, 1955, filed for record August 4, 1955, and recorded in Volume 1901, Page 94 of Franklin County Records. (Does Not Affect)
 - Easement for Highway Purposes from David M. Postlewaite, Trustee to State of Ohio, filed for record December 7, 1959, and recorded in Volume 2223, Page 561 of Franklin County Records. (Does Not Affect)
 - Easement contained in Franklin County Common Pleas Case No. 222,487, City of Columbus vs Jackson Pike Sand & Gravel, et al, filed for record January 9, 1973 and recorded in Volume 3301, Page 238 of Franklin County Records. (As Shown)
 - Deed of Easement from J.P. Sand & Gravel Company to City of Columbus, Ohio, dated June 12, 1978, filed for record June 23, 1978 and recorded in Volume 3660, Page 695 of Franklin County Records. (As Shown-Does Not Affect)
- The underground utilities shown have been located from survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location although he does certify that they are located as accurately as possible from the information available. It is the responsibility of the "Contractor" to verify and locate all underground utilities prior to commencing work. (OUPS #1219-004-010)
- According to F.E.M.A. Flood Insurance Rate Maps, Community - Panel Number 39049C0335 G, dated August 2, 1995, a portion of the subject property lies in Zone AE, an area of 100 year flooding and a portion of the subject property lies in Zone X, an area outside of the 100 year flooding.
- There are no apparent projections onto subject property or onto adjacent property.
 - Fence crosses easterly property line onto adjoining.
- Survey References:
 - Survey for Mordecai-Cloud Farm by G.S. Innis, dated Dec. 10, 1894 and Recorded in Book 3, Page 382 of Franklin County Records.
 - Plot of The Columbus Feeder of the Ohio and Erie Canal, surveyed for The Columbus Railway Power and Light Co., dated 12-31, 1925, by The Jennings-Lawrence Company.
 - Right of Way and Location Plans of Columbus-Portsmouth Road FRA-23-(000-5.37).
- Easements Not Listed in Title Commitment:
 - Easement to the State of Ohio, Common Pleas Court Case No. 190,504. (Affects Subject Property (R/W)-As Shown)

LEGAL DESCRIPTION

This tract contains no existing buildings. There are not observed evidences of easements and/or servitudes of any kind except as shown. Current Zoning: Hamilton Township. Zoned: Rural. Front Yard: Along every street right-of-way a building line shall be established from the centerline of that right-of-way a distance equal to the width of the existing right of way or the width of the right-of-way proposed in the Thoroughfare Plan adopted by the Mid-Ohio Regional Planning Commission on October 6, 1961. Side Yard: For dwellings there shall be a total of side yards of 20 feet or more with a minimum of 8 feet or more on one side. Rear Yard: For main buildings, there shall be a rear yard of 20% or more of the lot depth, except that a rear yard of more than 50 feet shall not be required. Recorded Easements in Schedule B, Sec. 2 of the title commitment issued by First American Title Insurance Company, Comm. No. NCS-258130-CLE, dated October 06, 2006 at 7:29 a.m. Easement from Walter Davis and Laurenda Davis to Columbus and Southern Ohio Electric Company, dated May 4, 1949, filed for record June 7, 1949 and recorded in Volume 1498, Page 602 of Franklin County Records. (Does Not Affect) Easement from Walter E. Davis to Columbus and Southern Ohio Electric Company, dated May 3, 1955, filed for record May 18, 1955, and recorded in Volume 1883, Page 128 of Franklin County Records. (Does Not Affect) Easement from Walter E. Davis and Laurenda Davis to Columbus and Southern Ohio Electric Company, dated July 19, 1955, filed for record August 4, 1955, and recorded in Volume 1901, Page 94 of Franklin County Records. (Does Not Affect) Easement for Highway Purposes from David M. Postlewaite, Trustee to State of Ohio, filed for record December 7, 1959, and recorded in Volume 2223, Page 561 of Franklin County Records. (Does Not Affect) Easement contained in Franklin County Common Pleas Case No. 222,487, City of Columbus vs Jackson Pike Sand & Gravel, et al, filed for record January 9, 1973 and recorded in Volume 3301, Page 238 of Franklin County Records. (As Shown) Deed of Easement from J.P. Sand & Gravel Company to City of Columbus, Ohio, dated June 12, 1978, filed for record June 23, 1978 and recorded in Volume 3660, Page 695 of Franklin County Records. (As Shown-Does Not Affect) The underground utilities shown have been located from survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location although he does certify that they are located as accurately as possible from the information available. It is the responsibility of the "Contractor" to verify and locate all underground utilities prior to commencing work. (OUPS #1219-004-010) According to F.E.M.A. Flood Insurance Rate Maps, Community - Panel Number 39049C0335 G, dated August 2, 1995, a portion of the subject property lies in Zone AE, an area of 100 year flooding and a portion of the subject property lies in Zone X, an area outside of the 100 year flooding. There are no apparent projections onto subject property or onto adjacent property. -Fence crosses easterly property line onto adjoining. Survey References: Survey for Mordecai-Cloud Farm by G.S. Innis, dated Dec. 10, 1894 and Recorded in Book 3, Page 382 of Franklin County Records. Plot of The Columbus Feeder of the Ohio and Erie Canal, surveyed for The Columbus Railway Power and Light Co., dated 12-31, 1925, by The Jennings-Lawrence Company. Right of Way and Location Plans of Columbus-Portsmouth Road FRA-23-(000-5.37). Easements Not Listed in Title Commitment: Easement to the State of Ohio, Common Pleas Court Case No. 190,504. (Affects Subject Property (R/W)-As Shown)

Beginning at a 3/4" iron pipe found on the westerly right of way of the Portsmouth-Columbus Road (U.S. Route No. 23) and being the northeast corner of a 5.100 acre tract of land as described in deed to The City of Columbus, Ohio O.R. 02228115 of the Franklin County Recorder's Office, said iron pipe also being on the south line of a 172.117 acre tract of land as described in deed to Jackson Pike Sand and Gravel Company Deed Book Volume 2374, Page 290 of the Franklin County Recorder's Office;

thence along the north line of said 5.100 acre tract of land and along a northerly line of a tract of land as described in deed to The City of Columbus Ohio O.R. 02228111 of the Franklin County Recorder's Office, N86°58'19"W, a distance of 898.93 feet to a 1/2" iron pin found marking a northwesterly corner of said tract as described in O.R. 02228111;

thence along a westerly line of said tract as described in O.R. 02228111, S01°07'08"W, a distance of 191.14 feet to a 1/2" iron pin found;

thence along a westerly line of said tract as described in O.R. 02228111, S04°16'36"W, a distance of 220.44 feet to an iron pin set;

thence along a northerly line of said tract as described in O.R. 02228111, N86°56'43"W, a distance of 1737.33 feet to the low water mark of the Scioto River as of December 19, 2006;

thence along said low water mark of the Scioto River along the following courses:

thence, N31°05'16"E, a distance of 164.59 feet;

thence, N24°55'25"E, a distance of 181.84 feet;

thence, N14°21'03"E, a distance of 202.80 feet;

thence, N00°21'01"W, a distance of 144.67 feet;

thence, N33°13'05"W, a distance of 191.81 feet;

thence, N57°37'27"W, a distance of 246.89 feet;

thence, N35°20'57"W, a distance of 176.89 feet;

thence, N08°22'43"W, a distance of 341.85 feet;

thence, N14°51'16"W, a distance of 253.38 feet;

thence, N13°46'26"W, a distance of 229.40 feet;

thence, N02°21'27"W, a distance of 196.55 feet;

thence, N05°16'30"E, a distance of 124.99 feet;

thence, N27°37'17"E, a distance of 278.35 feet;

thence, N48°10'04"E, a distance of 101.47 feet;

thence, N57°57'49"E, a distance of 443.23 feet;

thence, N63°26'53"E, a distance of 342.11 feet to the westerly most corner of a 8.470 acre tract of land as described in deed to The City of Columbus, Ohio in Deed Book Volume 3674, Page 603 of the Franklin County Recorder's Office;

thence leaving said low water mark and along a southerly line of said 8.470 acre tract, S26°52'15"E, a distance of 407.09 feet to a 1/2" iron pin found;

thence along a southerly line of said 8.470 acre tract, N88°07'45"E, a distance of 395.14 feet to a 1/2" iron pin found;

thence along a northeasterly line of said 8.470 acre tract, N29°00'00"E, a distance of 340.01 feet to an iron pin set;

thence along an easterly line of said 8.470 acre tract, N03°00'00"E, a distance of 394.96 feet to a mag nail set on the centerline of London-Grove Port Road (S.R. No. 665);

thence along the centerline of London-Grove Port Road, S87°00'00"E, a distance of 838.80 feet to a mag nail set on the westerly line of the Columbus Feeder of the Ohio and Erie Canal Lands;

thence along said westerly line of the Columbus Feeder of the Ohio and Erie Canal Lands along the following courses:

thence, S05°49'16"E, a distance of 1367.18 feet to an iron pin set;

thence, S13°51'41"E, a distance of 200.81 feet to an iron pin set;

thence, S19°51'18"E, a distance of 400.04 feet to an iron pin set;

thence, S19°55'45"E, a distance of 851.01 feet to an iron pin set;

thence, S27°39'23"E, a distance of 94.53 feet to an iron pin set on said westerly right of way line of the Portsmouth-Columbus Road;

thence, S31°39'48"E, a distance of 106.59 feet to a mag nail set on the south line of said 172.117 acre tract;

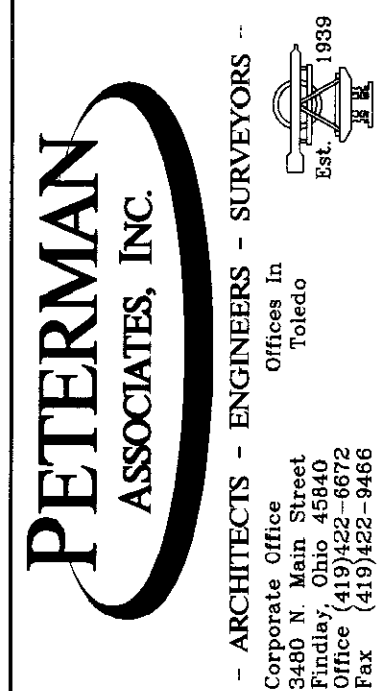
thence leaving the said westerly line of the Columbus Feeder of the Ohio and Erie Canal Lands and along the south line of said 172.117 acre tract, N86°58'19"W, a distance of 64.84 feet to the Point of Beginning, containing 160.294 acres of land, more or less, subject however to all legal highways and prior easements of record.

The above legal description is based on a land survey performed during December, 2006 by Peterman Associates, Inc. and was prepared by Nick E. Nigh, Professional Surveyor #7384.

Franklin County Deed Records: Deed Book Volume 2374, Page 290

NOTE: The bearings in this legal description are based upon an assumed meridian with the centerline of London-Grove Port Road (S.R. No. 665), bearing S87°00'00"E.

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.



The National Lime & Stone Company

ALTA/ACSM Land Title Survey

Being part of Section 4 and Section 5, T3N, R22W, Township of Hamilton, Franklin County, Ohio

LEGEND

○ LP Light Pole	□ EM Electric Meter	● Iron Pin Set
○ PP Manhole	□ TP Tele. Post-estal	○ Iron Pin Found
○ MB Mail Box	□ MB Mail Box	▲ Nail Set
○ WW Water Valve	○ Fence	○ Nail Found
○ GV Gas Valve	○ Shrub	□ Mon. Set
○ CB Catch Basin	○ Gas Line	○ Mon. Found
○ GW Guy Wire	○ OHE Overhead Electric (D) = Deed Distance	○ RR Spike Found
○ FH Fire Hydrant	○ OHU Overhead Utilities (P) = Platted Distance	
○ WM Water Meter	○ UE Underground Electric	
○ SS Sign	○ OHT Overhead Telephone	
○ GM Gas Marker	○ UT Underground Telephone	
	○ Tree	

SURVEYOR'S CERTIFICATE

To: The National Lime and Stone Company, First American Title Insurance Company and J.P. Sand & Gravel Co.

This is to certify that this map or plot 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 1-4, 6, 7a, 8-11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certificate, 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.

Date: 1/19/07

Nick E. Nigh, P.S. #7384
Peterman Associates, Inc.

REVISIONS	DATE	BY	REASON
REVISED PER COMMENTS	1-4-07	RF	
REVISED PER COMMENTS	1-6-07	RF	

SCALE: 0 100 200 (IN FEET)

DATE: 12-22-06

DWG BY: RKT

PROJECT: 06-1136-B

ALTA

Note: The bearings on this plot are based upon an assumed meridian with the centerline of London-Grove Port Road (S.R. No. 665), bearing S87°00'00"E.

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.