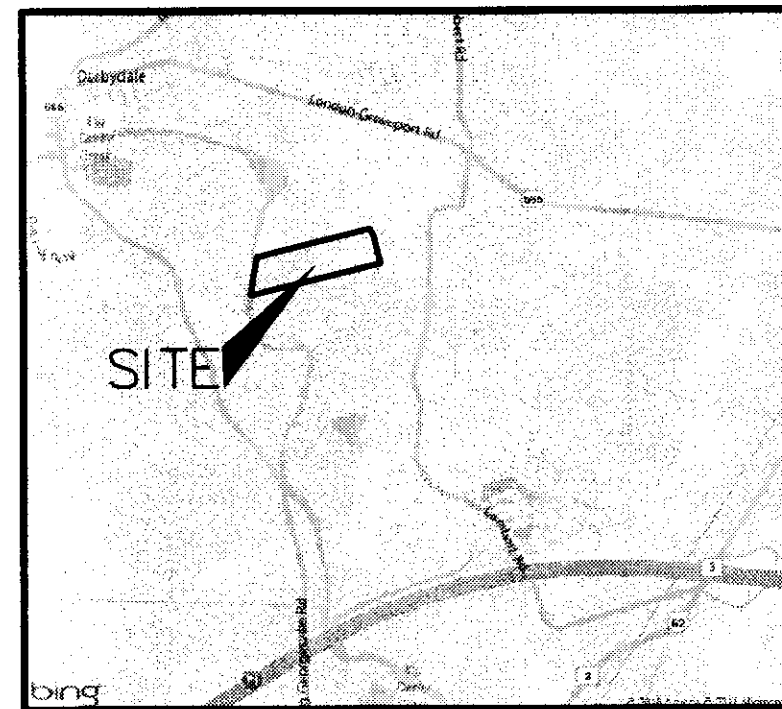


STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLEASANT,
V.M.S. SURVEY No. 978



LOCATION MAP

LEGEND

- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- FRANKLIN COUNTY GEODETIC SURVEY (FCGS) MONUMENT FOUND
- ⊕ CARSONITE POST

BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT
P.D. 230-000216
I.N. 20070607009899
79.400 ACRES

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79.400 ACRES

ROGER E. & NORMA F. EHMANN
P.I.D. 230-000213
D.V. 3527, PG. 167
65.0 ACRES (ORIGINAL)
P.I.D. 230-000213
45.264 ACRES

DESCRIPTION

Situated in the State of Ohio, County of Franklin, Township of Pleasant, being part of Virginia Military Survey No. 978, being part of that original 65 acres (sum of three tracts), as described in a deed to Roger E. and Norma F. Ehmman, of record in Deed Volume 3527, Page 167, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at Franklin County Geodetic Survey Monument No. 1478 located in the centerline of Lambert Road and at the southeasterly corner of said 65-acre tract, being also the southeasterly corner of that 5.4736-acre tract as described in a deed to Roger Allen Ehmman, of record in Official Record Volume 8911, Page A11; thence South 76°25'49" West, along the southerly line of said 5.4736-acre tract, a distance of 1052.62 feet to an iron pin set at the southwesterly corner of some, the TRUE PLACE OF BEGINNING:

Thence South 76°25'49" West, along the northerly line of the property of Connie J. Wagner (19.1952 acres, Official Record Volume 27865, Page 1-06 and 72.789 acres, Official Record Volume 17511, Page D-11), passing a 5/8-inch rebar found (no cap) at a distance of 553.54 feet, passing a 3-inch pipe found (no cap) at another 1802.87 feet, a total distance of 2786.60 feet to a point in the middle of Big Darby Creek;

Thence along the meanders of Big Walnut Creek the following courses:
1. North 06°31'17" East, a distance of 300.74 feet to an angle point;
2. North 10°34'32" East, a distance of 506.22 feet to the southwesterly corner of that 79.400-acre tract as described in a deed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, of record in Instrument No. 20070607009899;

Thence North 76°17'41" East, along the southerly line of said 79.400-acre tract, passing an 1-inch iron pipe found (no cap) on the east bank of the Creek at a distance of 49.78 feet, a total distance of 2445.78 feet to an iron pin set;

Thence crossing said 65-acre tract with a new division line the following courses:
1. South 26°38'57" East, a distance of 167.30 feet to an iron pin set;
2. South 12°50'48" East, a distance of 182.82 feet to an iron pin set at the northwesterly corner of the aforementioned 5.4736-acre tract;

Thence continuing South 12°50'48" East and along the westerly line of said 5.4736-acre tract, a distance of 404.43 feet to the TRUE PLACE OF BEGINNING and containing 45.264 acres of land.

TITLE NOTES

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

PROFESSIONAL LIABILITY INSURANCE IN PLACE IN THE AMOUNT OF \$2,000,000.

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON FRANKLIN COUNTY GEODETIC SURVEY MONUMENTS NOS. 1478 AND 1479 WHICH ESTABLISHES A BEARING OF NORTH 11°19'05" EAST BETWEEN SAID MONUMENTS ALONG LAMBERT ROAD.

TITLE COMMITMENT NOTES

TITLE REVIEW PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT PROVIDED BY TALON TITLE AGENCY OF CENTRAL OHIO, INC. COMMITMENT No. 1759169-NE WITH AN EFFECTIVE DATE OF JUNE 6, 2011.

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

- ITEM 11) EASEMENT OF RECORD IN OFFICIAL RECORD VOLUME 31923, PAGE C9 DOES NOT APPLY TO SUBJECT PROPERTY.
- ITEM 12) EASEMENT OF RECORD IN DEED BOOK 1149, PAGE 117 DOES APPLY TO SUBJECT PROPERTY AND IS SHOWN.
- ITEM 13) EASEMENT OF RECORD IN DEED BOOK 3251, PAGE 262 DOES NOT APPLY TO SUBJECT PROPERTY.
- ITEM 14) EASEMENT OF RECORD IN DEED BOOK 3308, PAGE 354 DOES NOT APPLY TO SUBJECT PROPERTY.

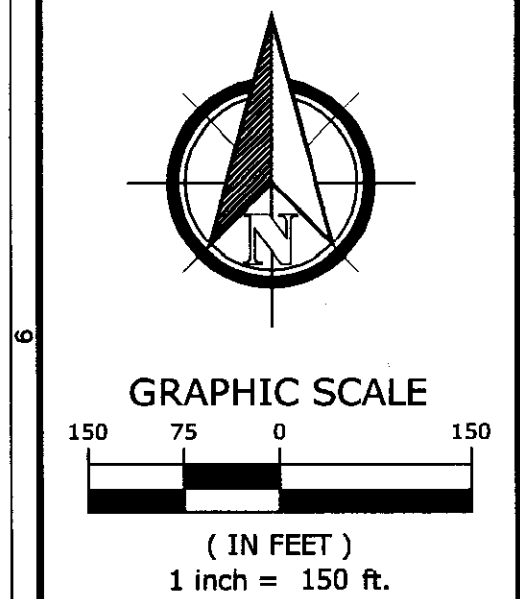
FLOOD NOTE

THE SITE SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" ACCORDING TO F.E.M.A MAP PANEL Nos. 39049C0383K and 39049C0385K, DATED JUNE 17, 2008.

CERTIFICATION

To: Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, First American Title Insurance Company and Talon Title Agency of Central Ohio, Inc

This is to certify that this plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,8,9,11a,13,14,16,17,18,19 and 21 of Table A thereof. The field work was completed on June 14, 2011.



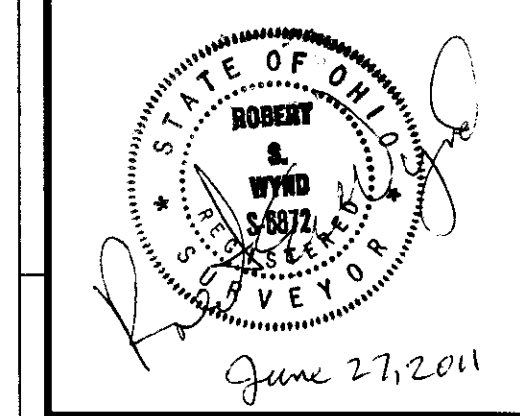
Achieving Exceptional Results through Management and Engineering

635 Brooksedge Boulevard
Westerville, OH 43081
Contact: Bob Wynn
614-818-4900
Fax: 614-818-4902
www.mecompanies.com

SUBMISSION:

REVISION:

STAMP:



EHMANN PROPERTY
LAMBERT ROAD
PLEASANT TOWNSHIP,
FRANKLIN COUNTY, OHIO

| DESIGN | DRAFT | CHECK |
|--------|-------|-------|
| EM | DC | BW |

M-E NO.: 11-077
DATE: JUNE 2011

RECEIVED

JUN 27 2011

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

ALTA/ACSM LAND
TITLE SURVEY

SHEET NO.:

21:11:11-061.dwg SURVEY/11894-ALTA.dwg 06/27/2011 10:20:18 am - © ME Companies, Inc.