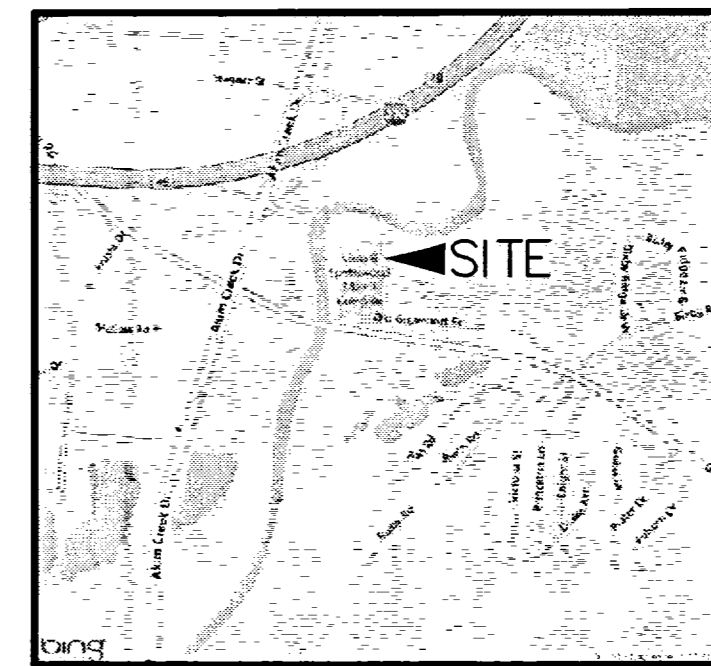
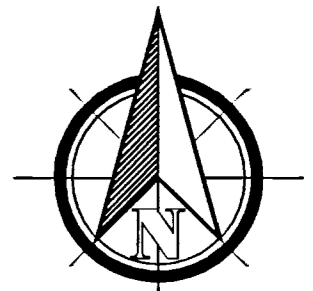


STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF GROVEPORT  
SECTION 19, TOWNSHIP 11, RANGE 21  
CONGRESS LANDS EAST OF SCIOTO RIVER

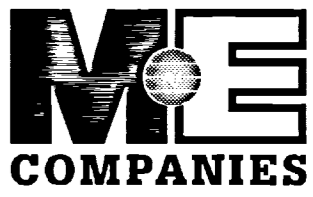
BOARD OF PARK COMMISSIONERS  
COLUMBUS AND FRANKLIN COUNTY  
METROPOLITAN PARK DISTRICT  
I.N. 200107200165083  
24.608 ACRES



LOCATION MAP



GRAPHIC SCALE  
100 50 0 100'  
(IN FEET)  
1 inch = 100 ft.



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Westerville, OH 43081  
Contact: Bob Wynd  
614-818-4900  
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SUBMISSION:

Situated in the State of Ohio, County of Franklin, Village of Groveport, being located in the northwest quarter of Section 19, Township 11, Range 21, Congress Lands East of Scioto River, being part of that 51.86-acre tract (less exception) as described in a deed to The Home Missions Board of the Ohio Conference A.M.E. Zion Church, of record in Deed Book 2416, Page 282, 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 (FCGS) Monument No. 2183 located at the first angle point in the centerline of Old Groveport Road east of the subject property, thence North 86°26'39" West along said centerline, a distance of 1889.31 feet to an iron pin set at the TRUE PLACE OF BEGINNING:

Thence North 86°26'39" West, continuing along said centerline and crossing Big Walnut Creek, a distance of 372.85 feet to the southwesterly corner of said 51.86-acre tract and a southeasterly corner of that 0.975-acre tract (Parcel 34-WD, FRA-C.R.7-4.41) as described in a deed to the Franklin County Commissioners, of record in Instrument No. 201109020110880, said corner being witnessed by a railroad spike found in said centerline 6.01 feet west;

Thence North 03°49'13" East, along an easterly line of said 0.975-acre tract, along the easterly line of that 3.782-acre tract as described in a deed to the Franklin County Commissioners, of record in Instrument No. 201109020110881 and the easterly line of that 5.977-acre tract as described in a deed to the Franklin County Board of Commissioners, of record in Instrument No. 201106280080284, being also the line between the Village of Groveport and the Village of Obetz, crossing the Big Walnut Creek again, a distance of 1396.79 feet to an iron pin set at the northwesterly corner of said 51.86-acre tract and the southwesterly corner of that 24.608-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. 200107200165083;

Thence South 85°54'59" East, along the southerly line of said 24.608-acre tract, a distance of 804.65 feet to a 1-inch iron pipe found (no cap) at the northwesterly corner of that 12.225-acre tract as conveyed in a deed to Winston and Jill Blankenship, of record in Instrument No. 200206190152064 and as described in an affidavit by Kathryn L. Edwards, of record in Official Record Volume 26606, Page C19, Parcel Two;

Thence South 03°42'10" West, along the westerly line of said 12.225-acre tract and along the westerly line of that 1.135-acre tract as described in a deed to Winston and Jill Blankenship, of record in Instrument No. 201109290123499, crossing Big Walnut Creek again, a distance of 595.15 feet to an iron pin set being North 03°42'10" East, a distance of 43.81 feet from the northwesterly corner of that 4.356-acre tract also described in the referenced source deed of record in Deed Book 2416, Page 282;

Thence through said 51.86-acre tract the following courses:  
1. North 55°37'29" West, a distance of 236.33 feet to an iron pin set;  
2. South 17°52'49" West, a distance of 944.67 feet to the TRUE PLACE OF BEGINNING and containing 19.359 acres of land, of which 0.259 acre lies within the right-of-way of Old Groveport Road leaving a net area of 19.100 acres.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986 adjustment) established from a previous GPS survey utilizing FCGS Monuments 8820, 9980 RESET and FRANK 26 resulting in a bearing of North 03°49'13" East for the line between the Village of Groveport and the Village of Obetz (the line between Range 21 and Range 22).

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

RECEIVED

MAR 13 2012

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

- LEGEND
- ⊙ IRON PIN FOUND (AS NOTED)
  - ⊠ FRANKLIN COUNTY GEODETIC SURVEY (FCGS) MONUMENT FOUND
  - ⊙ CARSONITE POST
  - ⊙ RAILROAD SPIKE FOUND
  - ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
  - ⊙ SANITARY SEWER MANHOLE

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 ALONG OLD GROVEPORT ROAD.

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

FLOOD NOTE

THE SITE SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" ACCORDING TO F.E.M.A MAP PANEL No. 39049C0341K, DATED JUNE 17, 2008.

TITLE COMMITMENT NOTES

TITLE REVIEW PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT PROVIDED BY TALON TITLE AGENCY OF CENTRAL OHIO, INC., COMMITMENT No. 1831158-NE WITH AN EFFECTIVE DATE OF FEBRUARY 24, 2012.

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

- ITEM 13) EASEMENT OF RECORD IN DEED BOOK 2597, PAGE 616 DOES NOT APPLY TO THE 19.359 ACRE TRACT SHOWN HEREON.
- ITEM 14) EASEMENT OF RECORD IN DEED BOOK 2789, PAGE 607 DOES APPLY TO THE 19.359 ACRE TRACT AND IS SHOWN HEREON.

BEARING REFERENCE

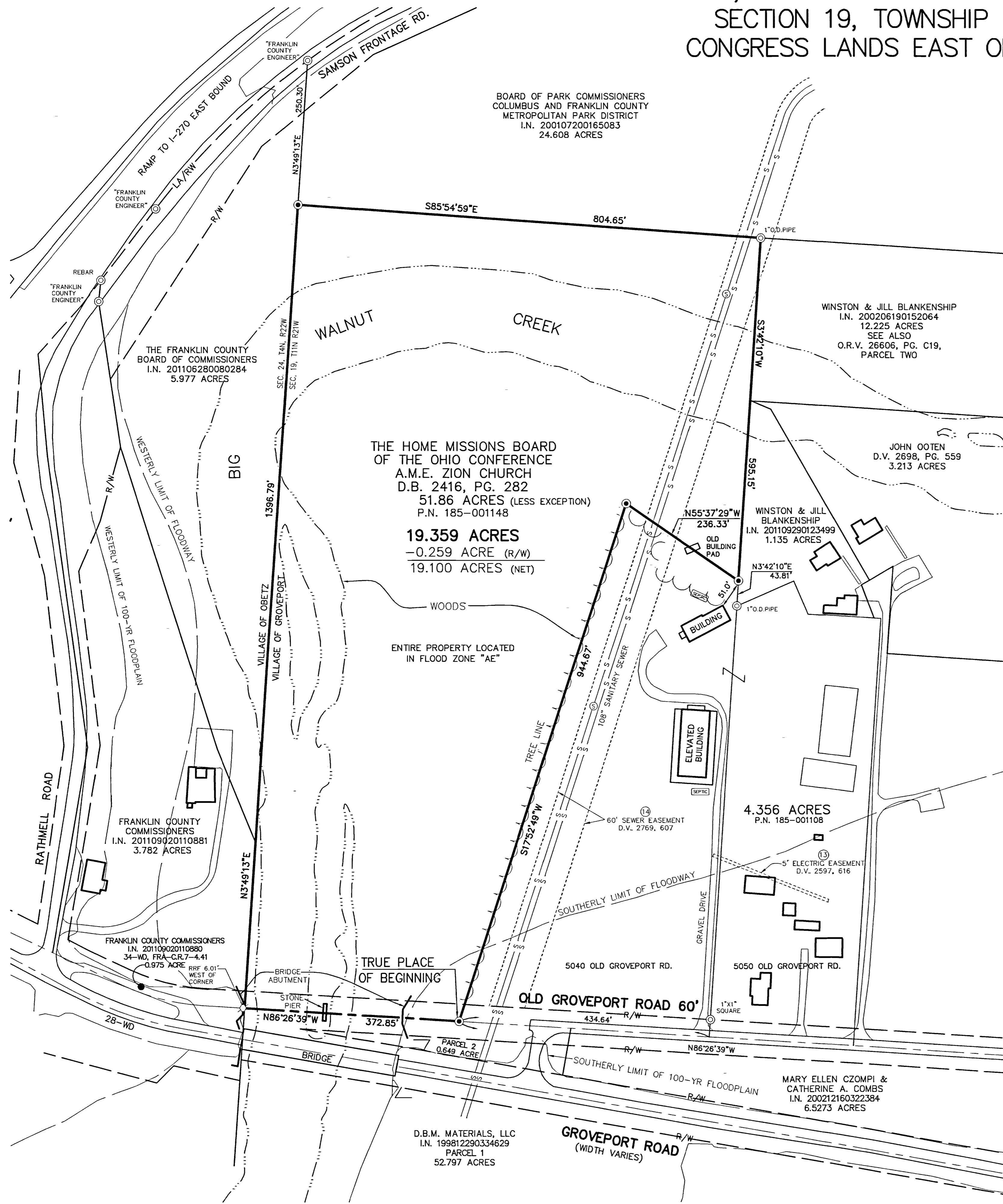
BEARINGS HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (1986 ADJUSTMENT) ESTABLISHED FROM A PREVIOUS GPS SURVEY UTILIZING FCGS MONUMENTS 8820, 9980 RESET AND FRANK 26 RESULTING IN A BEARING OF NORTH 03°49'13" EAST FOR THE LINE BETWEEN THE VILLAGE OF GROVEPORT AND THE VILLAGE OF OBETZ (THE LINE BETWEEN RANGE 21 AND RANGE 22).

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 1,2,3,4,8,11a,13,14,16,17,18 and 21 of Table A thereof. The field work was completed on February 29, 2012.

REFERENCE POINT



THE HOME MISSIONS BOARD  
OF THE OHIO CONFERENCE  
A.M.E. ZION CHURCH  
D.B. 2416, PG. 282  
51.86 ACRES (LESS EXCEPTION)  
P.N. 185-001148  
**19.359 ACRES**  
-0.259 ACRE (R/W)  
19.100 ACRES (NET)

WINSTON & JILL BLANKENSHIP  
I.N. 200206190152064  
12.225 ACRES  
SEE ALSO  
O.R.V. 26606, PG. C19,  
PARCEL TWO

JOHN OOTEN  
D.V. 2698, PG. 559  
3.213 ACRES

WINSTON & JILL  
BLANKENSHIP  
I.N. 201109290123499  
1.135 ACRES

4.356 ACRES  
P.N. 185-001108

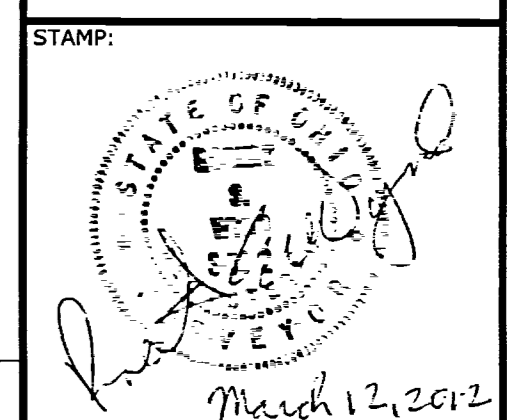
MARY ELLEN CZOMPI &  
CATHERINE A. COMBS  
I.N. 200212160322384  
6.5273 ACRES

D.B.M. MATERIALS, LLC  
I.N. 199812290334629  
PARCEL 1  
52.797 ACRES

THE FRANKLIN COUNTY  
BOARD OF COMMISSIONERS  
I.N. 201106280080284  
5.977 ACRES

FRANKLIN COUNTY COMMISSIONERS  
I.N. 201109020110881  
3.782 ACRES

FRANKLIN COUNTY COMMISSIONERS  
I.N. 201109020110880  
34-WD, FRA-C.R.7-4.41  
0.975 ACRE WEST OF CORNER



THE HOME MISSIONS BOARD  
OF THE OHIO CONFERENCE  
A.M.E. ZION CHURCH  
OLD GROVEPORT ROAD  
GROVEPORT, OHIO

FIELD	DRAFT	CHECK
EM	DC	BW

W-E NO.: 12-036-1-1-53

DATE: MARCH 2012

SCALE: HORIZONTAL: 1"=100'

VERTICAL:

SHEET TITLE:

ALTA/ACSM LAND TITLE SURVEY

SHEET NO.: