REVISIONS:			
1	January 17, 2013	A.L.T.A.	mdf
No.	Date	Description	By

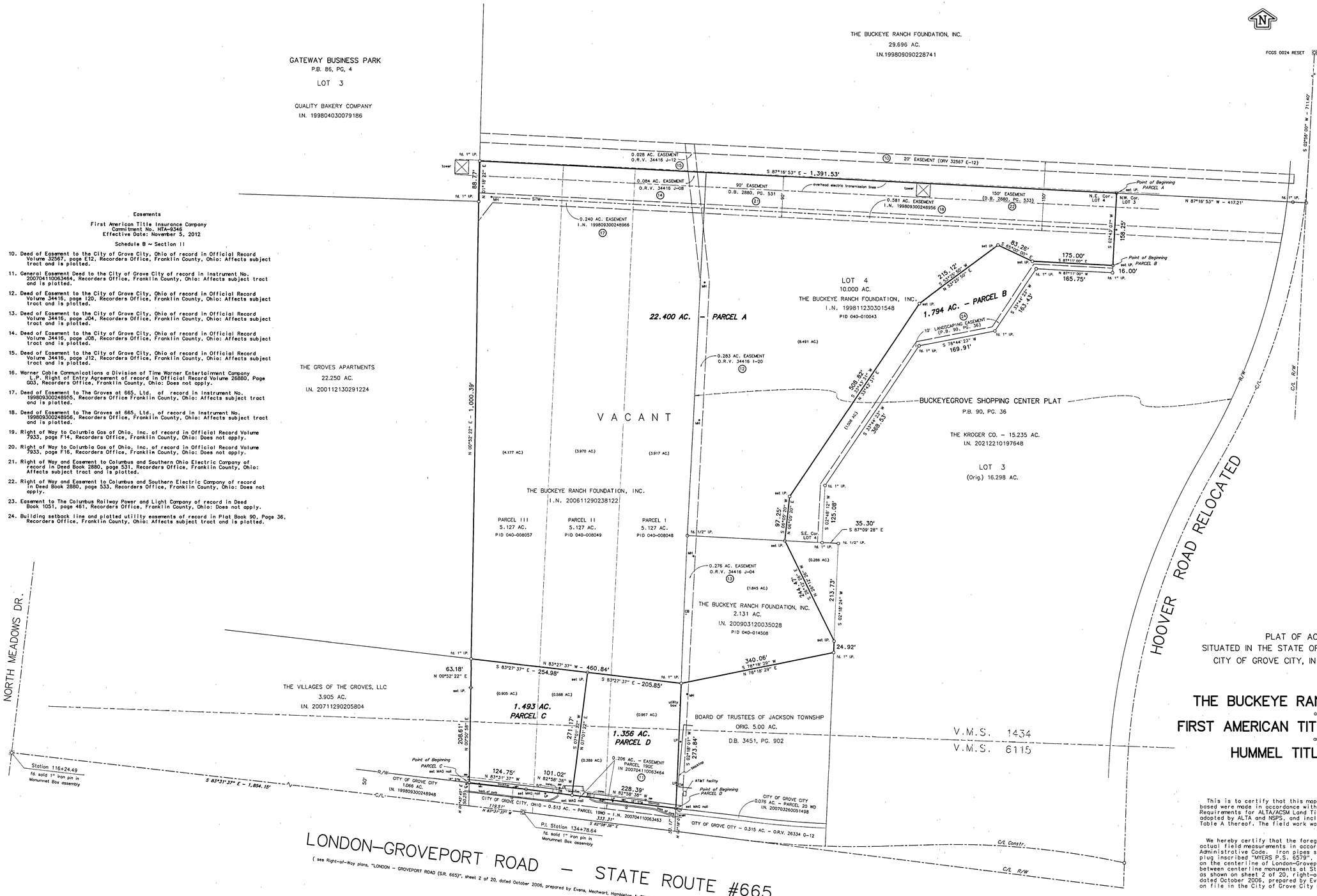
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

SHEET 1 OF 2

200' 150' 100' 50' 0' 100' 200'

Scale 1" = 100'

December 17, 2012



LEGEND

P.B.	= Plat Book
D.B.	= Deed Book
O.R.V.	= Official Records Volume
I.N.	= Instrument Number
I.P.	= Iron Pin
R.R. Spk.	= Railroad Spike
C/L	= Centerline
R/W	= Right-of-Way
E.A.R/W	= Ecological Access Right-of-Way
L.A.	= Landscape Area
M.H.	= Manhole
C.B.	= Catch Basin
C.I.	= Curb Inlet
F.H.	= Fire Hydrant
P.V.I.	= Post Valve Indicator
P.P.	= Power Pole
L.P.	= Light Pole
E	= Electric
U.E.	= Underground Electric
E.M.	= Electric Meter
E.T.	= Electric Transformer
G	= Gas
G.M.	= Gas Meter
G.V.	= Gas Valve
W	= Water
W.M.	= Water Meter
W.V.	= Water Valve
T.P.	= Telephone Pedestal
T	= Telephone
O.B.T.	= Ohio Bell Telephone
C&SOE	= Colo. & Southern Ohio Electric
CATV	= Cable Television
R.P.	= Record Plan
San.	= Sanitary Sewer
Stm.	= Storm Sewer
Comb.	= Combination Sewer
B.T.	= Blacktop
conc.	= concrete
w.w.	= window well
c.w.	= Concrete walk
c.s.	= concrete stoop/steps
d.s.	= downspout
P.M.	= parking meter
M.W.	= monitoring well
c.o.	= cleanout
DW	= detectable warning

Easements

First American Title Insurance Company
Commitment No. NFA-0346
Effective Date: November 5, 2012

Schedule B ~ Section II

10. Deed of Easement to the City of Grove City, Ohio of record in Official Record Volume 32567, page E12, Recorders Office, Franklin County, Ohio: Affects subject tract and is plotted.
11. General Easement Deed to the City of Grove City of record in Instrument No. 200704110063464, Recorders Office, Franklin County, Ohio: Affects subject tract and is plotted.
12. Deed of Easement to the City of Grove City, Ohio of record in Official Record Volume 34416, page I20, Recorders Office, Franklin County, Ohio: Affects subject tract and is plotted.
13. Deed of Easement to the City of Grove City, Ohio of record in Official Record Volume 34416, page J04, Recorders Office, Franklin County, Ohio: Affects subject tract and is plotted.
14. Deed of Easement to the City of Grove City, Ohio of record in Official Record Volume 34416, page J08, Recorders Office, Franklin County, Ohio: Affects subject tract and is plotted.
15. Deed of Easement to the City of Grove City, Ohio of record in Official Record Volume 34416, page J12, Recorders Office, Franklin County, Ohio: Affects subject tract and is plotted.
16. Warner Cable Communications a Division of Time Warner Entertainment Company L.P. Right of Entry Agreement of record in Official Record Volume 26880, Page G03, Recorders Office, Franklin County, Ohio: Does not apply.
17. Deed of Easement to The Groves at 665, Ltd. of record in Instrument No. 199809300248955, Recorders Office Franklin County, Ohio: Affects subject tract and is plotted.
18. Deed of Easement to The Groves at 665, Ltd. of record in Instrument No. 199809300248956, Recorders Office, Franklin County, Ohio: Affects subject tract and is plotted.
19. Right of Way to Columbia Gas of Ohio, Inc. of record in Official Record Volume 7933, page F14, Recorders Office, Franklin County, Ohio: Does not apply.
20. Right of Way to Columbia Gas of Ohio, Inc. of record in Official Record Volume 7933, page F16, Recorders Office, Franklin County, Ohio: Does not apply.
21. Right of Way and Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2880, page 531, Recorders Office, Franklin County, Ohio: Affects subject tract and is plotted.
22. Right of Way and Easement to Columbus and Southern Electric Company of record in Deed Book 2880, page 533, Recorders Office, Franklin County, Ohio: Does not apply.
23. Easement to The Columbus Railway Power and Light Company of record in Deed Book 1051, page 461, Recorders Office, Franklin County, Ohio: Does not apply.
24. Building setback line and platted utility easements of record in Plat Book 90, Page 36, Recorders Office, Franklin County, Ohio: Affects subject tract and is plotted.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTES

1). Subject Tract is in Flood Zone "X" as per F.E.M.A. Flood Insurance Rate Map 390173 0404 K. (June 17, 2008)

RECEIVED

JAN 29 2013

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

PLAT OF ACREAGE PARCELS
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF GROVE CITY, IN V.M.S. NO. 1434 & 6115.

for:

THE BUCKEYE RANCH FOUNDATION, INC.
and / or
FIRST AMERICAN TITLE INSURANCE COMPANY
and / or
HUMMEL TITLE AGENCY, INC.

This is to certify that this map or 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, 11(A) AND 13 of Table A thereof. The field work was completed on January 17, 2013.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30" x 1" O.D. with an orange plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. Bearings are based on the centerline of London-Groveport Road as South 83 deg. 31' 37" East between centerline monuments at Station 116+24.49 and P.I. Station 134+78.64, as shown on sheet 2 of 20, right-of-way plans "London-Groveport Road (S.R. 665)" dated October 2006, prepared by Evans, Mechwart, Hambleton & Tilton, Inc., and on file in the City of Grove City Engineers office.

Matthew D. Farley, P.S. 7566 — 1/29/13 Date

STATE OF OHIO MATTHEW D. FARLEY 7566 REGISTERED SURVEYOR

MyersSurveying COMPANY
2740 East Main Street (614) 235 - 8677
Bexley, Ohio 43209-2577 info@myerssurveying.com

MO#1-11/09/12