

VICINITY MAP
SCALE: NTS

RECEIVED
OCT 09 2013
Franklin County Engineer
Donn C. Ringle, P.E., P.S.

LEGAL DESCRIPTIONS

Parcel 1: (020-004381)
Tract 1:
Situating in the State of Ohio, County of Franklin and City of Bexley and bounded and described as follows:
Being one hundred forty-six (146) feet off of the north end of lot number eight (8), of George N. Tusing's Subdivision of lots nos. 10, 11, 12, 13, and 14, of Welles' Heirs' Subdivision of part of Half Section No. 20, Township 5, Range 22, Refuge Lands in Marion Township, Franklin County, Ohio, and also a parcel of ground containing 1 1/4 acres adjoining the above named lots, as said Lot Number 8 is numbered and delineated upon the recorded plat of said Tusing's Subdivision, in Plat Book No. 5, Page 74, recorder's office, Franklin County, Ohio.
Tract 2:
Situating in the state of Ohio, county of Franklin and in the City of Bexley. Being in and a part of Half Section 20, Township 5, Range 22, Refuge Lands, and being all of that tract deeded by Arthur G. Herr et al to Herr Realty Corporation as the same is shown in record in Deed Book 1017, Page 185, recorder's office, Franklin County, Ohio, and being more particularly described as follows:
Beginning at an iron pin at the southeast corner of the above mentioned tract, said pin being in the north line of east main street and 77.85 feet westerly from an iron pin at the southeast corner of a 3/4 acre tract deeded by L. Benton Tusing to Edwin A. Prantice, as the same is shown in record in Deed Book 605, Page 221, recorder's office, Franklin County,

LEGAL DESCRIPTIONS CONTINUED

Ohio; thence from said beginning point northerly along the east line of the above mentioned tract deeded to Herr Realty Corporation 210.30 feet to a point in the north line of the above mentioned 3/4 acre tract (passing on an iron pin on line at 210.25 ft.) said point being 78.97 ft. westerly from a point at the northeast corner of said 3/4 acre tract; thence westerly with the north line of said 3/4 acre tract 39.81 ft. to a point in said line 40 ft. easterly from a stone at the northeast corner of said 3/4 acre tract, 210.2 ft. to a point in the north line of east main street (passing on an iron pin on line at 0.40 ft.) said point in the north line of Main Street being witnessed by an iron pin on the same line extended southerly 0.32 ft.; thence easterly with the south line of East Main Street 39.98 ft. to the place of beginning.
Tract 3:
Situating in the State of Ohio, County of Franklin and in the Township of Marion (now Village of Bexley), and bounded and described as follows:
Being a part of Section Twenty (20), Township Five (5), Range Twenty-Two (22), Refuge Lands, beginning at a stone in the southeast corner of a parcel of ground containing two (2) acres, more or less, which was conveyed by William Stout and wife to Lillian R. Gray, by deed dated January 8, 1848, and of record in Deed Record No. 36, Page 427, of the deed records of Franklin County, Ohio, said stone being at the southeast corner of the premises hereby described; thence westerly on the north line of east main street, formerly the National Road, Seventy-Eight (78) feet to an iron pin; thence northerly parallel with the east line of said Two (2) acre tract Two Hundred Ten (210) feet to an iron pin; thence easterly and

LEGAL DESCRIPTIONS CONTINUED

parallel with the north line of said Two (2) acre tract Seventy-Eight (78) feet to the northeast corner of said Two (2) acre tract; thence southerly with the east line of said tract two hundred and ten (210) feet to the place of beginning; and also a tract of land Seventy-Eight (78) feet in width off the east side of premises conveyed to Edwin A. Prantice by L. Benton Tusing, guardian, by a deed executed March 12, 1919, and recorded in Deed Record 605, Page 221, Franklin County deed records.
Tract 4:
Situating in the County of Franklin, in the State of Ohio and in the City of Bexley, and bounded and described as follows:
Being a strip of ground Forty (40) feet wide off of the west side of the following described premises and having a frontage of Forty (40) feet on the north side of East Main Street, and extending northwesterly of uniform width Two Hundred Ten (210) feet, more or less, to the north line of said premises, to-wit:
Being a part of Section Twenty (20), Township Five (5), Range Twenty-Two (22), Refuge Lands, beginning at a stone in the southeast corner of a parcel of ground containing Two (2) acres, more or less, which was conveyed by William Stout and wife to Lillian R. Gray, by deed dated January 8, 1848, and of record in deed record no. 36, page 427, of the deed records of Franklin County, Ohio, said stone being at the southeast corner of the premises hereby described; thence westerly on the north line of East Main Street, formerly the National Road, 158 feet, more or less, to a stone; thence northerly 210 feet, more or less, to a stone; thence easterly 158 feet, more or less, to a stone, thence southerly 210 feet, more or less, to the beginning, containing Three-Fourths (3/4) of an acre, more or less, being the same premises which were set off to Mary E. Mehring by proceedings in partition of the court of common pleas of Franklin County, Ohio, in the case of Peter H. Wolf, et al., vs. Mary E. Mehring, et al., and recorded in Complete Records No. 43, Page 117, in said court.
Tract 5:
Situating in the State of Ohio, County of Franklin and in the Village (now City) of Bexley and bounded and described as follows:
Being lot number nine (9) of George W. Tusing's Subdivision of Lots Nos. 10, 11, 12, 13 and 14 of Welles' Heirs' Subdivision of part of Half Section No. 20, Township 5, Range 22, Refuge Lands in Marion Township, Franklin County, Ohio, and also a parcel of ground containing one and One Fourth acres adjoining the above named lots as said lot number nine (9) is numbered and delineated upon the recorded plat of said Tusing's Subdivision, in Plat Book No. 5, Page 74, recorder's office, Franklin County, Ohio.
Parcel 2: (020-004197)
Situating in the state of Ohio, County of Franklin and City of Bexley and bounded and described as follows:
Being Lot Number Eight (8), of George N. Tusing's Subdivision, as the same is numbered and delineated upon the recorded plat, Plat Book 5, Page 74, in the recorder's office, Franklin County, Ohio, except the portion being the premises deeded to the City of Bexley on January 23, 1948 by Clara Corbett, which deed is recorded in Deed Book Volume 1419, Page 177 in the office of the recorder of Franklin County, Ohio.
Parcel 3: (020-000570)
Situating in the State of Ohio, County of Franklin and City of Bexley and more particularly described as follows:
Being a part of Lot Number Fifteen (15) of the Welles' Heirs' Subdivision known as their east Columbus Addition, as the said lot is numbered and delineated on the recorded plat thereof, of record in Plat Book 2, Page 250, in the recorder's office, Franklin County, Ohio, and being except a part of lot number one (1) of the capital university subdivision, as said Lot No. 1 is numbered and delineated upon the recorded plat of said subdivision of record in Plat Book 10, Page 297, recorder's office, Franklin County, Ohio, and more particularly bounded and described as follows:
Beginning at a point in the north line of East Main Street Thirty-Nine (39) feet east of the southwest corner of East Lots Nos. 1 and 15; thence northerly and parallel with the west line of Drexel Avenue Ninety-Two (92) feet to a point; thence westerly and parallel with the north line of East Main Street Thirty-Nine (39) feet, more or less, to a point in the west line of Lots Nos. 1 and 15; thence southerly and along said west line of said Lots, Ninety-Two (92) feet, more or less, to the southwest corner of said lots, in the north line of East Main Street; thence easterly along the north line of East Main Street Thirty-Nine (39) feet to the place of beginning, excepting therefrom so much of the above-described real estate as was conveyed by the grantor herein to Drexel and Main Corporation by deed dated September 9, 1937, the parcel so conveyed being bounded and described as follows: beginning at an iron-pin in the north line of East Main Street 39 feet east of the southwest corner of said Lots Nos. 1 and 15; thence northerly and parallel with the west line of Drexel Avenue 92 feet to a point; thence westerly and parallel with the north line of East Main Street 1.28 feet to a point; thence southerly in a straight line 92 feet, more or less, to the place of beginning.
Above tracts more recently described by the following:
Situating in the State of Ohio, County of Franklin, City of Bexley, Section 13, Township 5, Range 22, Refuge Tract and being all of those tracts of acreage, all of Lots 8 and 9 of Tusing Subdivision as recorded in Plat Book 5, Page 74 and east of Lot 1 of Plat of Capital University Subdivision as recorded in Plat Book 10, Page 297, conveyed to Village of Bexley of record in Deed Book 617, Page 26 and Deed Book 791, Page 29, and City of Bexley of record in Deed Book 1095, Page 501, Deed Book 1393, Page 499, Deed Book 1419, Page 177, Official Record 4003807, Official 4003808 and Official Record 1563817, see also Plat of East Columbus as recorded in Plat Book 2, Page 200, Park View Rownd and Knouse Subdivision as recorded in Plat Book 4, Page 47, and described as follows:
Beginning, for reference, at an iron pin set marking the southeast corner of Lot 7, the same being the southwest corner of Lot 8, in the north right-of-way line for East Main Street (also National Road) and established at 80 feet width by 16th Congress of the United States of America, Sess. 1 Ch. 123, Chap. CXIII, May 15, 1820, recorded in the Public Statutes at Large, and all shown on said plat of Tusing Subdivision;
Thence N 03° 37' 37" E, along the common line to said Lots 7 and 8, 337.89 feet to an iron pin set at a common corner thereof; in the south line of Re subdivision of Reserve A of Columbia Place as recorded in Plat Book 61, Page 85;
Thence S 87° 52' 38" E, along the north line of said Tusing Subdivision, the same being the south line of said Re subdivision of Reserve A of Columbia Place and along the south line of said Park View Rownd and Knouse Subdivision, (passing a 5/8" iron rod found at 199.18 feet) 214.64 feet to an iron pin set at the northeast corner of Lot 9 of said Tusing Subdivision, the same being the north terminus of the west right-of-way line for Easement B as shown on said Plat of Capital University Subdivision;
Thence S 03° 37' 37" W, along the common line to said Tusing Subdivision and Plat of Capital University Subdivision, 245.89 feet to an iron pin set at the northeast corner of said Lot 1 at the northeast corner of said City of Bexley tract (O.R. 1563817), the same being a southwest corner of that tract conveyed to the Columbus Association for the Performing Arts of record in Instrument Number 201112200165562;
Thence S 87° 52' 38" E, across said Lot 1 and along the common line to said City of Bexley tract and Performing Arts tract, (passing on iron pin set at 35.00 feet) 37.74 feet to a common corner of said City of Bexley and Performing Arts tracts;
Thence S 02° 50' 32" W, across said Lot 1 and along a common line to said City of Bexley tract and Performing Arts tract, to an iron pin set at a common corner to said City of Bexley and Performing Arts tracts, in the north right-of-way line for said East Main Street as shown on said Plat of Capital University Subdivision;
Thence N 87° 52' 38" W, along south line of said Plat of Capital University Subdivision and Tusing Subdivision, the same being said north right-of-way line, 233.64 feet to the Point of Beginning, Containing 1.745 acres, more or less, 0.081 acre in APN 020-000570, 0.255 acre in APN 020-004197 and 1.409 acres in APN 020-004381.
Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on September 12, 2013 and is based on existing records and an actual field survey performed in September 2013.
Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7651.
Bearings are based on the Ohio State Plane Coordinate System NAD83, COR596. A bearing of N 87° 52' 38" W was held for the centerline of East Main Street between Drexel Avenue and Parkview Avenue.
All references used in this description can be found at the Recorder's Office, Franklin County, Ohio, unless noted otherwise.

LEGEND

- Iron Pin Found
- ▲ PK Nail Found
- ▲ RR Spike Found
- Monument Box
- ⊕ Concrete Post
- ⊕ Tacked Hub / Trav Pt
- ⊕ Post Sign / Lamp
- ⊕ Sign
- ⊕ Billboard / OH Sign
- ⊕ Deciduous Tree
- ⊕ Pine Tree
- ⊕ Shrub
- ⊕ Sanitary Manhole
- ⊕ Sanitary Cleanout
- ⊕ Storm Manhole
- ⊕ Catch Basin
- ⊕ Curb Inlet W / Grate
- ⊕ Gas Valve
- ⊕ Gas Meter
- ⊕ Underground Line Marker
- ⊕ Monitoring Well
- Iron Pin Set
- ▲ PK Nail Set
- ▲ RR Spike Set
- Monument
- ⊕ Electric Manhole
- ⊕ Electric Transformer
- ⊕ Comm Manhole
- ⊕ Tel Pedestal
- ⊕ Pole Elec
- ⊕ Pole Elec Tel
- ⊕ Pole Elec Tel Light
- ⊕ Pole Tel
- ⊕ Pole Tel Light
- ⊕ Pole Light
- ⊕ Pole Signal
- ⊕ Traffic Box
- ⊕ Guy Pole
- ⊕ Guy Wire
- ⊕ Fire Hydrant
- ⊕ Water Valve
- ⊕ Mailbox

NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF TITLE No. 2013053572

- As to Parcels 1, 2 & 3.
- 10) Easement to Columbus Southern Ohio Electric Company of record in Official Record Volume 456H13; is located on subject parcel and approximate location is shown hereon.
 - 11) Easements shown on the Plat of Capital University Subdivision of record in Plat Book 10, Page 297; is not located on subject parcel and is shown hereon.
 - 14) Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1127; Page 148 is not located on subject parcel and is shown hereon (no width given).
 - 15) Easement to Ohio Bell Telephone Company/Ameritech Ohio of record in Instrument Number 199809160235695; is not located on subject parcel and is shown hereon.

STATEMENT OF ENCROACHMENTS

As shown.

FLOOD NOTE

By graphic plotting only this property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0329K, with an effective date of June 17, 2008, in Franklin County, Ohio. No field surveying was performed to determine this zone.

MISCELLANEOUS NOTES

Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
There is no observable evidence of this site being used as a solid waste dump, pump or any kind of sanitary land fill.
Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
The land described hereon is Parcel 1 Tracts 1-5, Parcel 2 and Parcel 3 of the land as described in Schedule C of the title commitment as issued by Connor Land Title Agency, Ltd., Title No. 2013053572, Effective date June 14, 2013 at 7:00 A.M.

ALTA / ACSM CERTIFICATION

To: Connor Land Title Agency, Ltd. and Chicago Title Insurance Company.
This is to certify that this map or plot 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 ACSM, and includes Items 1, 3, 4, 8, 9, 11a and 15 of Table A thereof. The field work was completed on September 11, 2013.

ADVANCED CIVIL DESIGN, INC.
John C. Daddigan P.S. #8069
10/9/2013

City of Bexley, Franklin County, Ohio
Section 13, Township 5, Range 22,
Refuge Tract

ALTA/ACSM Land Title Survey

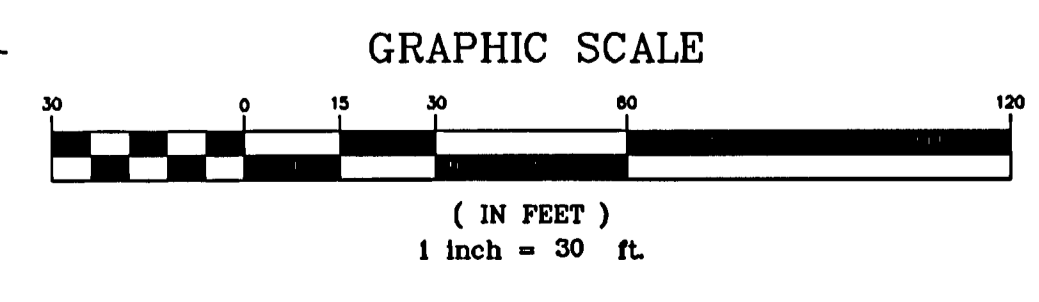
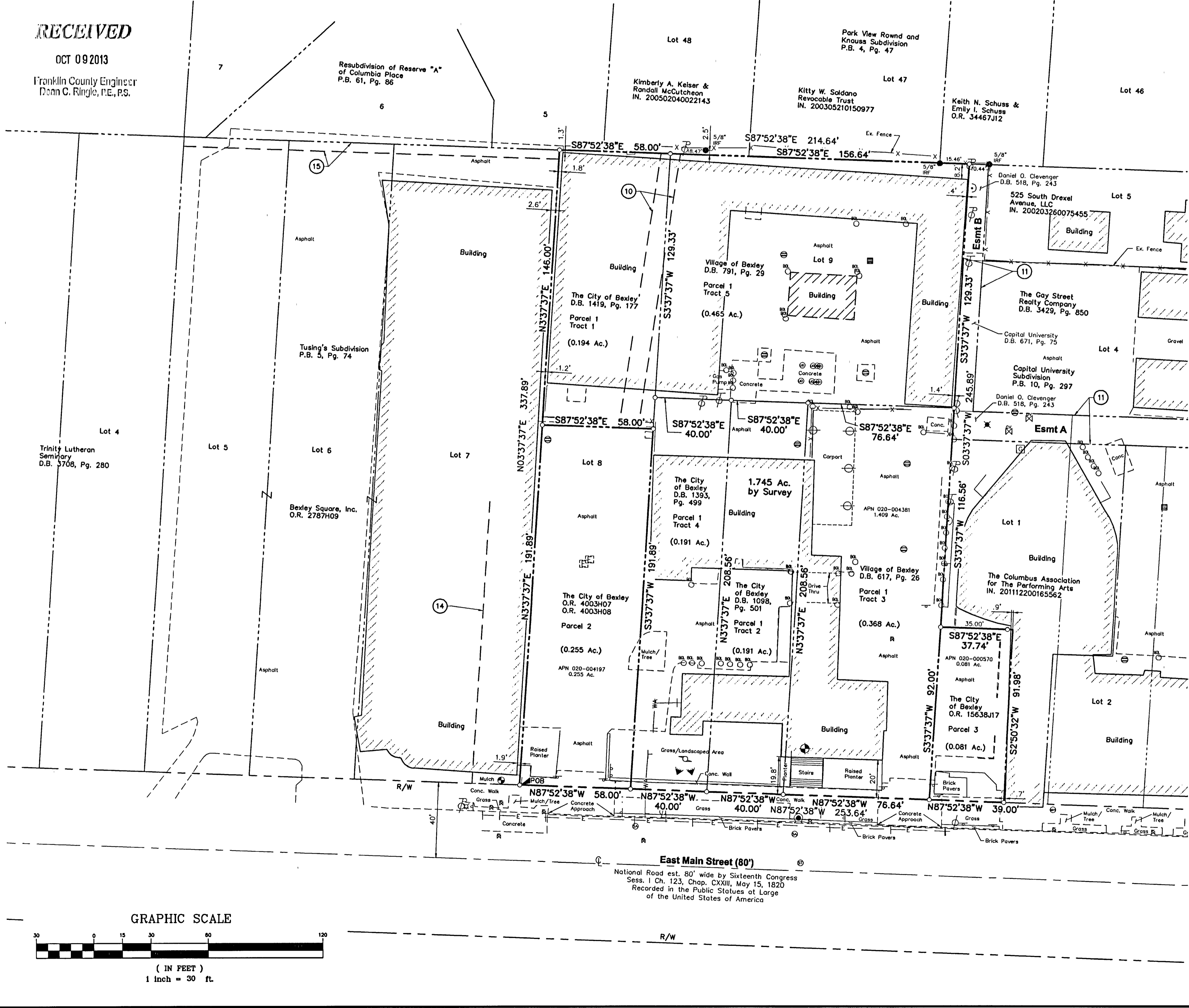
PLAN PREPARED BY: DRB
CHECKED BY:

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED CIVIL DESIGN ENGINEERS

SCALE: 1" = 30'
DATE: 09/12/2013

SHEET 1 / 1
JOB NO.: 13-0043-11



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