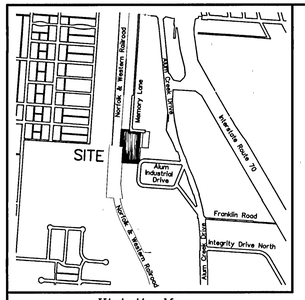
G-3-F G-5-C



Vicinity Map

Legal Description

AmeriTitle Commitment No.: 1309041-ORAM

TRACT A:
Parcel No. 010-237791

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of that original 15.080 acre tract as described in a deed to Alum Creek Park Limited Partnership, of record in Official Records Volume 14548, Page G05 (all references being to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning FOR REFERENCE at the centerline intersection of Alum Creek Drive with Alum Industrial Drive North as shown on the plat DEDICATION OF ALUM INDUSTRIAL DRIVE, a subdivision of record in Plat Book 42, Page 11;

Thence with the centerline of Alum Industrial Drive North the following four courses:

1. South 68 degrees 12' 00" West, a distance of 50.00 feet, to a point of curvature;
2. Thence with the arc of a curve to the right having a radius of 100.00 feet, a central angle of 25 degrees 58' 00", the chord of which bears South 81 degrees 11' 00" West, a chord distance of 44.93 feet to the point of tangency;
3. North 85 degrees 50' 00" West, a distance of 623.30 feet to a point of curvature;
4. With the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 43 degrees 52' 35", the chord of which bears South 72 degrees 13' 42" West, a chord distance of 74.72 feet to a point;

Thence North 39 degrees 42' 35" West, a distance of 30.00 feet to a railroad spike set in the right-of-way line of Alum Industrial Drive North, the TRUE PLACE OF BEGINNING;

Thence along said right-of-way line with the arc of a curve to the left, having a radius of 130.00 feet, a central angle of 46 degrees 07' 25", the chord of which bears South 27 degrees 13' 42" West, a chord distance of 101.85 feet to a railroad spike set at the point of tangency in the westerly right-of-way line of Alum Industrial Drive West;

Thence South 04 degrees 10' 00" West, along said westerly right-of-way line, a distance of 260.00 feet to an iron pin set at a point of curvature;

Thence continuing along said right-of-way line with the arc of a curve to the left having a radius of 130.00 feet, a central angle of 40 degrees 40' 43", the chord of which bears South 16 degrees 10' 21" East, a chord distance of 90.37 feet to an iron pin set;

Thence through said 15.080 acre tract with a new division line the following two courses:

1. South 53 degrees 29' 17" West, a distance of 54.43 feet to an iron pin set;
2. North 86 degrees 58' 00" West, a distance of 278.29 feet to an iron pin set in the easterly right-of-way line of the Norfolk and Western Railroad;

Thence along said right-of-way line with the arc of a non-tangent curve to the right, having a radius of 1833.47 feet, a central angle of 00 degrees 24' 09", the chord of which bears North 03 degrees 32' 35" West, a chord distance of 12.88 feet to an iron pin set at the point of tangency in the easterly right-of-way line of the Norfolk and Western Railroad;

Thence North 03 degrees 20' 00" East, continuing along said right-of-way line, a distance of 703.05 feet to the northwesterly corner of said 15.080 acre tract, the southwesterly corner of MEMORY LANE ADDITION, a subdivision of record in Plat Book 43, Page 85;

Thence South 85 degrees 50' 00" East, along the northerly line of said 15.080 acre tract, the southerly line of Memory Lane Addition, a distance of 324.25 feet to an iron pin set;

Thence again through said original 15.080 acre tract with a new division line the following two courses:
1. South 04 degrees 10' 00" West, a distance of 220.00 feet to a railroad spike set;
2. South 39 degrees 42' 35" East, a distance of 22.63 feet to the TRUE PLACE OF BEGINNING and containing 5.014 acres of land.

Bearings herein are based on those of the referenced plat "Dedication of Alum Creek Industrial Drive", Plat Book 42, Page 11, i.e. North 85 degrees 50' 00" West for Alum Industrial Drive North and South.

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

This description was prepared by M-E Civil Engineering, Inc. based on information from actual field surveys of the premises.

SUBJECT TO a perpetual, non-exclusive easement for the benefit of Tract B over that part of the real property described on Exhibit D attached hereto, and incorporated herein by reference, which is located within the above-described 5.014 acres;

Situated in the State of Ohio, County of Franklin, City of Columbus, being a 30.00 foot wide strip of land located within that original 15.080 acre tract as described in a deed to Alum Creek Park Limited Partnership, of record in Official Records Volume 14548, Page G05 (all references being to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning FOR REFERENCE at the centerline intersection of Alum Creek Drive with Alum Industrial Drive North as shown on the plat DEDICATION OF ALUM INDUSTRIAL DRIVE, a subdivision of record in Plat Book 42, Page 11;

Thence with the centerline of Alum Industrial Drive North the following four courses:

1. South 68 degrees 12' 00" West, a distance of 50.00 feet, to a point of curvature;
2. Thence with the arc of a curve to the right having a radius of 100.00 feet, a central angle of 25 degrees 58' 00", the chord of which bears South 81 degrees 11' 00" West, a chord distance of 44.93 feet to the point of tangency;
3. North 85 degrees 50' 00" West, a distance of 623.30 feet to a point of curvature;
4. With the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 43 degrees 52' 35", the chord of which bears South 72 degrees 13' 42" West, a chord distance of 74.72 feet to a point;

Thence North 39 degrees 42' 35" West, passing the northerly right-of-way line of Alum Industrial Drive North at 30.00 feet, a total distance of 52.63 feet to the TRUE PLACE OF BEGINNING;

Thence North 85 degrees 50' 00" West, a distance of 30.00 feet to a point;

Thence North 4 degrees 10' 00" East, a distance of 220.00 feet to a point in the northerly line of said 15.080 acre tract;

Thence South 85 degrees 50' 00" East, along said northerly line, a distance of 30.00 feet to a point;

Thence South 4 degrees 10' 00" West, a distance of 220.00 feet to the TRUE PLACE OF BEGINNING.

This description was prepared by M-E Civil Engineering, Inc. based on information obtained from actual field surveys of the premises;

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Half Section 33, Township 5, Range 22, Refugee Lands, being part of Tract C (5.014 acres) as described in a deed to Alum Creek Park Limited Partnership, of record in Official Record Volume 34266, Page D03, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set at a corner common to Tract C and Tract D and in the westerly right-of-way line of Alum Industrial Drive West, as shown and delineated upon the plat "Dedication of Alum Industrial Drive", of record in Plat Book 42, Page 11;

Thence along the line common to Tract C and Tract D the following courses:

1. South 53 degrees 29' 17" West, a distance of 54.43 feet to an iron pin set at an angle point;
2. North 86 degrees 58' 00" West, a distance of 278.29 feet to an iron pin set at a corner common to said Tract C and Tract D, and in the easterly line of that 0.13-acre tract as described in a deed to Norfolk and Western Railway Co., of record in Deed Book 957, Page 610;

Thence along said easterly line with the arc of a non-tangent curve to the right, having a radius of 1833.47 feet, a central angle of 00 degrees 24' 09", an arc length of 12.88 feet, the chord of which bears North 03 degrees 32' 35" West, a chord distance of 12.88 feet to an iron pin set at the point of tangency in the easterly right-of-way line of the Norfolk and Western Railway Co., described in Deed Book 712, Page 267;

Thence North 03 degrees 20' 00" East, along said right-of-way line and the westerly line of said Tract C, a distance of 405.22 feet to an iron pin set;

Thence South 86 degrees 49' 19" East, through said Tract C with a new division line and along the north facing walls of an existing building, a distance of 301.27 feet to a Mag Nail set in the westerly right-of-way line of Alum Industrial Drive West;

Thence along said right-of-way line the following courses:

1. With the arc of a non-tangent curve to the left, having a radius of 130.00 feet, a central angle of 16 degrees 43' 47", an arc length of 37.96 feet, the chord of which bears South 12 degrees 31' 54" West, a chord distance of 37.82 feet to a P.K. Nail set;
2. South 04 degrees 10' 00" West, a distance of 260.00 feet to an iron pin set at a point of curvature;
3. With the arc of a curve to the left, having a radius of 130.00 feet, a central angle of 40 degrees 40' 43", an arc length of 92.30 feet, the chord of which bears South 16 degrees 10' 21" East, a chord distance of 90.37 feet to the place of beginning and containing 2.836 acres of land.

Bearings herein are based on South 04 degrees 10' 00" West for Alum Industrial Drive West as delineated upon the plat "Dedication of Alum Industrial Drive", of record in Plat Book 42, Page 11.

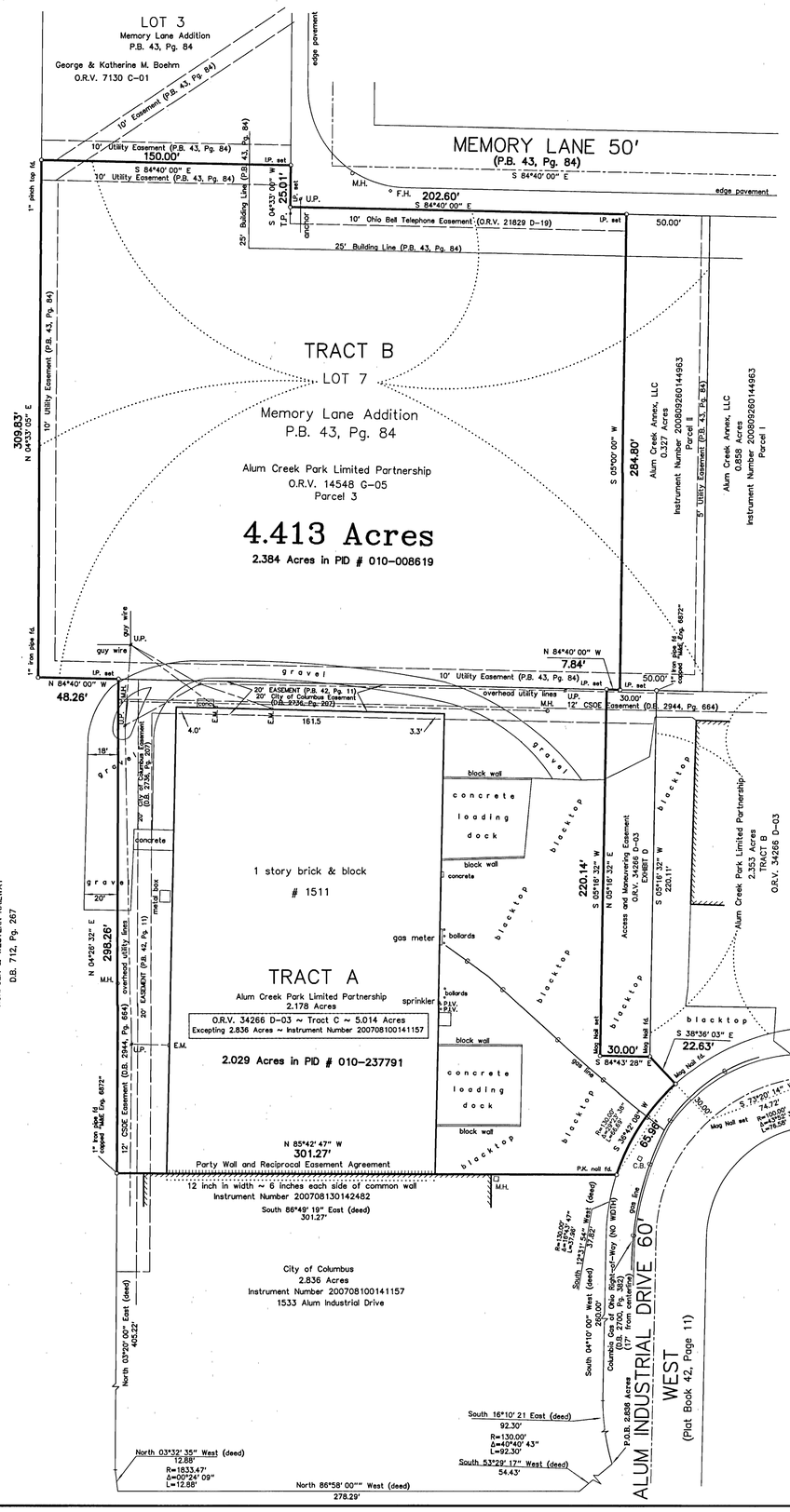
Iron pins set consist of a 1" (O.D.) pipe, 30" long with a plastic cap inscribed "M-E COMPANIES/S-6872".

This description was prepared by ME Companies, Inc., Civil Engineering Group, based on information obtained from an actual field survey performed in November 2006.

TRACT B:
Parcel No. 010-008619

Situated in the County of Franklin, State of Ohio, City of Columbus, and described as follows:

Being Lot Number 7, MEMORY LANE, except 50 feet off the east end of said lot, as the same is shown of record in Plat Book 43, Page 84, Recorder's Office, Franklin County, Ohio.



Survey of 4.413 Acres, being part of
Half Section 33, Township 5, Range 22, Refugee
Lands, Franklin County, City of Columbus, Ohio.

for

City of Columbus, Ohio

and / or

AmeriTitle

and / or

Chicago Title Insurance Company

REVISIONS:			
No.	Date	Description	By

80' 60' 40' 20' 0' 40' 80'

Scale 1" = 40'
12 November 2013

A.L.T.A. / A.C.S.M. Land Title Survey

1511 Alum Industrial Drive
Columbus, Ohio 43209

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.

Easements

CHICAGO TITLE INSURANCE COMPANY
AmeriTitle No.: 1309041-ORAM
Effective Date: September 13, 2013 at 06:00 AM
SCHEDULE B – SECTION II
EXCEPTIONS

AS TO TRACT A:

Item 14. Easement(s) of record in Official Record Volume 34266, page D03, Recorder's Office, Franklin County, Ohio. EXHIBIT B and C DOES NOT APPLY ~ NOT PLOTTED; EXHIBIT D ~ PLOTTED

Item 15. Easement(s) to Columbus Southern Power Company , of record in Official Record Volume 21864, page C14, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY ~ NOT PLOTTED

Item 16. Easement(s) to Columbus and Southern Ohio Electric Company, of record in
Deed Book 2697, page 338; DOES NOT APPLY ~ NOT PLOTTED
Deed Book 2935, Page 13; DOES NOT APPLY ~ NOT PLOTTED
Deed Book 2944, Page 664; PLOTTED
and Official Record Volume 330, Page E08, DOES NOT APPLY ~ NOT PLOTTED
Recorder's Office, Franklin County, Ohio.

Item 17. Easement(s) to Columbia Gas of Ohio, Inc. , of record in
Deed Book 2700, page 382; No width stated gas line 17 feet from centerline of Alum Industrial Drive ~ PLOTTED
and Deed Book 2883, Page 107, DOES NOT APPLY ~ NOT PLOTTED
Recorder's Office, Franklin County, Ohio.

Item 18. Easement(s) to The City of Columbus , of record in
Deed Book 2383, page 335; DOES NOT APPLY ~ NOT PLOTTED
Deed Book 2398, Page 669; DOES NOT APPLY ~ NOT PLOTTED
Deed Book 2736, Page 206; DOES NOT APPLY ~ NOT PLOTTED
Deed Book 2736, Page 207; PLOTTED
Deed Book 2736, Page 208; DOES NOT APPLY ~ NOT PLOTTED
and Official Record Volume 23871, Page I 06, DOES NOT APPLY ~ NOT PLOTTED
Recorder's Office, Franklin County, Ohio.

Item 19. Easement(s) to County of Franklin , of record in Deed Book 2087, page 348, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY ~ NOT PLOTTED

Item 20. Easement(s) to Virginia Holding Corporation , of record in Deed Book 726, page 340, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY ~ NOT PLOTTED

Item 21. Building Setback Line(s) and Platted Utility Easement(s) on Plat Book 42, Page 11, Plat Book 43 Page 84, Recorder's Office, Franklin County, Ohio. PLOTTED.

Item 23. Party Wall and Reciprocal Easement Agreement between Alum Creek Park Limited Partnership and City of Columbus, Ohio, of record in Instrument No. 200708130142482, Recorder's Office, Franklin County, Ohio. PLOTTED.

AS TO TRACT B:

Item 25. Building Setback Line(s) and Platted Utility Easement(s) on Plat Book 43, Page 84, Recorder's Office, Franklin County, Ohio. PLOTTED.

Item 28. Easement(s) to The Ohio Bell Telephone Company , of record in Official Record Volume 21829, page D19, Recorder's Office, Franklin County, Ohio. PLOTTED

RECEIVED
NOV 20 2013
Franklin County Engineer
Duan C. Ringle, P.E., P.S.

Legend

P.B.	= Plat Book
D.B.	= Deed Book
O.R.V.	= Official Records Volume
Inst.No.	= Instrument Number
I.P.	= Iron Pipe
RR Spk.	= Railroad Spike
C/L	= Centerline
R/W	= Right-of-Way
LA R/W	= Limited Access Right-of-Way
M.H.	= Manhole
C.B.	= Catch Basin
F.H.	= Fire Hydrant
U.P.	= Utility 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
w.w.	= window well
c.w.	= Concrete walk
c.s.	= concrete stoop/steps
c.o.	= cleanout
P.I.V.	= Post Indicator Valve
A.C.	= Air Conditioner

Certification

To:

City of Columbus, Ohio
and/or
AmeriTitle
and /or
Chicago Title Insurance Company

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, 4 7(a), 8, 10, 11(a) & 14 of Table A thereof. The field work was completed on November 12, 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 a plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is the north line of Lot 7 held as South 84° 40' 00" East as per Plat Book 43, Page 84.

Albert J. Myers 11/19/13

Albert J. Myers, Professional Surveyor No. 6579

MyersSurveying COMPANY
2740 E. Main St., Bexley, Ohio 43209-2577
(614)235-8677 ~ (614)235-4559 fax
info@myerssurveying.com

8-10-17-2013 | 810172013.scj |

SITECOMP REQ ALTA