



DESCRIPTION OF A 8.976 ACRE TRACT LOCATED EAST OF ALAN SCHWARTZWALDER STREET SOUTH OF WRIGHT BROTHERS AVENUE (AT RICKENBACKER AIRPORT)

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Section 1, Township 3, Range 22 and Section 6, Township 10, Range 21 of the Congress Lands, being the remaining of a 5.747 acre tract and all of a 3.230 acre tract as conveyed to Meridian Industrial Trust, Inc. by deed of record in Instrument Number 199804210095527 and Instrument Number 199810140262613, (all records herein of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Begin for reference at a magnetic nail set at the centerline intersection of Wright Brothers Avenue (60 feet in width) of record in Plat Book 82, Page 6 and Plat Book 83, Page 82 and Alan Schwartzwalder Street (60 feet in width) of record in Plat Book 76, Page 45;

Thence South 86°09'45" East, a distance of 60.00 feet, along the centerline of Wright Brothers Avenue to a point;

Thence South 03°50'15" West, a distance of 30.00 feet, across Wright Brothers Avenue to a 3/4 inch iron pipe set on the southerly right-of-way line of said Wright Brothers Avenue at a corner of a 0.004 acre tract conveyed to Franklin County Commissioners for right-of-way purposes by deed of record in Official Record 26863 E05, the **Point of True Beginning** for the herein described tract;

Thence the following three (3) courses and distances along the southerly right-of-way line of Wright Brothers Avenue:

1. South 86°09'45" East, a distance of 671.22 feet, to a to a 3/4 inch iron pipe set at a point of curvature, passing a 3/4 inch iron pipe found (R.D. Zande cap) at 460.89 feet, at the northwesterly corner of the 3.230 acre tract;
2. Along the arc of a curve to the left having a central angle of 20°20'33", a radius of 230.00 feet, an arc length of 81.86 feet, with a chord bearing of North 83°39'58" East, and a chord length of 81.23 feet, to a to a 3/4 inch iron pipe set at a point of tangency;
3. North 73°29'42" East, a distance of 11.43 feet, to a to a 3/4 inch iron pipe set at the northeasterly corner of the said 3.230 acre tract, a common corner to 3.039 acre (Tract 6) as conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 20030102000768;

Thence South 03°50'15" West, a distance of 449.15 feet, along the line common to the 3.230 acre and 3.039 acre tracts to a 3/4 inch iron pipe set on a curve of the northerly right-of-way line of Rickenbacker Parkway West (formerly dedicated as Curtis LemaY Avenue of record in Plat Book 76, Page 46, at the southeasterly corner of said 3.230 acre tract;

Thence the following two (2) courses and distances along the northerly right-of-way line of Rickenbacker Parkway West:

1. Along an arc of a curve to the right having a central angle of 07°42'08", a radius of 3199.05 feet, an arc length of 430.05 feet, with a chord bearing of South 82°50'49" West, and a chord length of 429.72 feet, to a 3/4 inch iron pipe set at the southwest corner of the 3.230 acre tract;
2. North 86°09'45" West, a distance of 340.06 feet, to a 3/4 inch iron pipe set at a point of curvature;

Thence the following two (2) courses and distances along the easterly right-of-way line of Alan Schwartzwalder Street:

1. Along the arc of a curve to the right having a central angle of 90°00'00", a radius of 30.00 feet, an arc length of 47.12 feet, with a chord bearing of North 41°09'45" West, and a chord length of 42.43 feet, to a 3/4 inch iron pipe set at a point tangency;
2. North 03°50'19" East, a distance of 452.76 feet, to a 3/4 inch iron pipe set at a point of curvature, a corner of the said 0.004 acre tract;

Thence along the said 0.004 acre tract with an arc of a curve to the right having a central angle of 90°00'00", a radius of 30.00 feet, an arc length of 47.12 feet, with a chord bearing of North 48°50'19" East, and a chord length of 42.43 feet, to the **Point of True Beginning**. Containing 8.976 acres, more or less, with (5.746 acres in Auditor Parcel 495-242618), (1.330 acres in Auditor Parcel 495-270768) and (1.900 acres in Auditor Parcel 430-270769), being subject to all easements, restrictions and rights-of-way of record.

GENERAL NOTES:

1. This survey represents all the easements listed in the Title Commitment under (NOTES PER TITLE COMMITMENT) that may affect the subject parcel.
2. This survey may not all the underground utilities that may affect the subject parcel.
3. All record information obtained from the Franklin County Engineer's Office and Franklin County Recorder's Office.

Pertinent Documents:
Previous Surveys
Recorded deeds as shown on survey

BASIS OF BEARINGS:

The bearings shown herein are based on the grid bearing of North 07°16'11" West between Franklin County Engineer's Monuments SMITH and 9930 as determined by a GPS network of field observations performed in April, 2010, (State Plane Coordinate System, South Zone, 1986 Adjustment).

UTILITY STATEMENT:

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

FLOOD NOTE:

The subject property lies in Zone X (area determined to be outside the 0.2% annual chance floodplain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), Number 30049C0433 K and 30049C0429 K, with an effective dates of June 17, 2008, published by the Federal Emergency Management Agency.

LEGEND

- IPS Iron Pipe Set, 3/4 inch, 30 inches in length, with a yellow cap stamped the name "STANTEC"
- IPF Iron Pipe Found
- ▲ RRSF Railroad Spike Found
- ▲ RRSR Railroad Spike Set
- PKNF PK Nail Found
- Light Pole
- Power Pole
- Guy Wire
- Guy Pole
- Electric Transformer
- Electric Manhole
- Combination Pole
- Catch Basin
- Catch Inlet
- Storm Manhole
- Sanitary Manhole
- Sanitary Clean Out
- Traffic Manhole
- Traffic Pull Box
- Traffic Pole
- ▲ Underground Utility Marker
- Gas Meter
- Gas Valve
- Gas Tap
- Telephone Pedestal
- Telephone Manhole
- Telephone Pole
- Cable T.V. Pedestal
- RBF Rebar Found
- CGSS Cotton Gin Spindle Set
- MN Monument Box Found
- CMF Concrete Right-of-way Monument Found
- Stone Stone Found
- PKNS PK Nail Set
- Sign
- Mailbox
- Water Valve
- Water Tap
- Water Meter
- Water Meter Pit
- Fire Hydrant
- Downspout
- Test Bore
- Benchmark
- Railroad Stop Block
- Monitor Well
- Handicap Parking Space
- Storm Sewer Line
- Sanitary Sewer Line
- Gas Line
- Water Line
- Underground Telephone Line
- Underground Electric Line
- Overhead Utility Line
- Fence

TREE LEGEND

- Deciduous trees
- Coniferous trees

NOTES PER TITLE COMMITMENT:

The following item numbers are per Schedule B - Section 2 of the title commitment issued by Chicago Title Insurance Company, Commitment No. 38130520 with an effective date of August 05, 2013 at 7:00 A.M. Encumbrances recorded after August 05, 2013 are not shown on this plat.

- ITEM 10. Easements contained on the recorded plat of easements for electrical distribution system Rickenbacker Air Force Base as recorded in Plat Book 66, Page 01, Recorder's Office, Franklin County, Ohio. Does Affect and is shown.
- ITEM 11. Easement to the Ohio Bell Telephone Company, of record in official record 30954G11, Recorder's Office, Franklin County, Ohio. Does Affect and is shown.
- ITEM 12. Easement to Columbia Gas of Ohio, Inc., of record in Official Record 26472J07, Recorder's Office, Franklin County, Ohio. Does Affect and is shown.
- ITEM 13. Easement to South Central Power Company, of record in Official Record 21917G03, Recorder's Office, Franklin County, Ohio. Does Affect and is shown.
- ITEM 14. Conditions, terms and easement as set forth in Deed of Easement between the Rickenbacker Port Authority and Diversified/Turner, of record in Official Record 9040116, Recorder's Office, Franklin County, Ohio. Does Affect and is shown, being the easements of record in Plat Book 66, pages 1 and 2 (ITEM 10).
- ITEM 15. Easements, conditions, provisions, covenants, restrictions, rights, obligations and development standards as contained in the Limited Warranty Deed from Rickenbacker Port Authority to Meridian Industrial Trust, Inc. of Record in Instrument 199810140262613, Recorder's Office, Franklin County, Ohio. Does Affect as to the 3.230 acre tract consisting of Auditor Parcels 495-270768 and 430-270769, restrictions cannot be plotted.

- ITEM 16. Easements, rights, conditions, covenants, terms, charges, setbacks, restrictions and development standards as set forth in or arising from the Declaration of Protective Covenants and Development Standards for Rickenbacker International Airport, of record in Official Record 21054A01, Recorder's Office, Franklin County, Ohio. Does Affect, easements are shown. Subordination Agreement between Rickenbacker Port Authority and CLT Industrial Limited Partnership, filed for record in Official Record 21179A17, Recorder's Office, Franklin County, Ohio. Affects.
- ITEM 17. Declaration by Rickenbacker Port Authority, of record in Official Record 20689E12, Recorder's Office, Franklin County, Ohio. Does Affect, cannot be plotted.
- ITEM 18. Easements, licenses, restrictions, conditions, reservations, reverter and rights as set forth in Quitclaim Deed from United States of America to Rickenbacker Port Authority, of record in Official Record 04117A01 Recorder's Office, Franklin County, Ohio. Subject tract lies within parcel "C" as listed in Deed of Release of Record in Official Record 20689A09, Recorder's Office, Franklin County, Ohio. Releases part of above restrictions.
- ITEM 19. Restrictions, rights and obligations as set forth in Declaration of Restrictions, of record in Instrument 199810140262618, Recorder's Office, Franklin County, Ohio. (As to Parcel II only). Does Affect, restrictions cannot be plotted.
- ITEM 20. Rights of public to use those portions of subject premises lying within the confines of public roads and highways. (Alum Creek Drive and Wright Brothers Avenue). Subject tract no longer lies within any public right-of-ways.

CERTIFICATION:

To: (name of client), (name of lender), Chicago Title Insurance Company, (name of others), its successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 4, 7(a) 7(c), 8, 11(a) and 14 of Table A thereof. The field work was completed on November 6, 2013.

STANTEC CONSULTING SERVICES INC.

Robert J. Sangs 11/16/13
Robert J. Sangs Date
Professional Surveyor No. S-8053

ALTA/ACSM LAND TITLE SURVEY
7050 SCHWARTZWALDER STREET, COLUMBUS, OHIO

8.976 Acres

SITUATE IN
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS

LYING IN
SECTION 6, TOWNSHIP 10, RANGE 21

SECTION 1, TOWNSHIP 3, RANGE 22

CONGRESS LANDS

Scale: 1 inch = 50 Feet

Date: November 2013

PREPARED BY:

1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4363 1-800-340-2743
FAX (614) 486-4367



Copyright Reserved
The Contractor shall verify and be responsible for all dimensions, but not for the drawing or any errors or omissions, shall be reported to Client, without delay. The Contractor shall not be responsible for any errors or omissions, shall be reported to Client, without delay. The Contractor shall not be responsible for any errors or omissions, shall be reported to Client, without delay.