

POSTED ADDRESS:
8384 - 8490 N. High St (Per Franklin Co. Auditor)
GRANTOR/CURRENT OWNER:
Fairway Acquisitions LLC
INSTRUMENT NUMBER:
Inst. No. 201109010109902
COMMUNITY PANEL:
39049C0044 K
FLOOD ZONE:
Zone "X"
APPARENT ENCROACHMENTS:
None
COMMITMENT FOR TITLE INSURANCE
RESPONSE TO SCHEDULE B - SECTION II
Arrow Title Agency LLC - Commitment No. 7-7573

RECEIVED

MAR 14 2014

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

- *23. OR_11457 Pg. 104 10' Columbus Southern Power Easmt. Shown on Survey.*
- *24. D.B. 3599 Pg. 124 12' Waterline Easmt. Shown on Survey.*
- 25. OR_6118 Pg. J01 20' San Sewer Easmt. Shown on Survey (Strip 1, 2, 3, and 4 Temp Construction Easmt's Expired) Shown on Survey.
- 26. PB. 64 Pg. 6 Waterline Easmt. Shown on Survey.
- 27. OR_11583 Pg. C11 Utility Easmt. Shown on Survey.
- 28. OR_10837 Pg. B14 Parking Agreement Not a survey related item.
- 29. OR_10837 Pg. A20 Access Easmt (Strip 1, 2, 3, and 4) Shown on Survey.
- Inst. No. 1998811200299581
- Inst. No. 201109010109914

EXISTING ON-SITE PARKING:
Regular parking spaces 49
Handicap parking spaces 2
Total Spaces Available 51

Legend

- ⊙ Gas Marker Post
- ⊕ Electrical Transformer
- A/C Air Conditioning Unit
- ⊗ Sac Ex. Telephone Pedestal
- ⊕ Telephone Pedestal
- ⊕ Electric Meter
- ⊕ Gas Meter
- ⊕ Ex. Valve, WY-Water, GV-Gas
- PL Property Line
- R/W Right-of-Way
- α Ex. Fire Hydrant
- ⊕ Ex. Electric/Telephone Pole w/ Light
- ⊕ Ex. Drop Pole / Traffic Signal Pole
- ⊕ Ex. Ground Light
- ⊕ Ex. Utility Pole
- ⊕ Ex. Light Pole
- stm Ex. Storm Sewer
- SAN Ex. Sanitary Sewer
- OHE Ex. Overhead Electric
- UGE Ex. Underground Electric
- CB Ex. Catch Basin (CB)
- ⊕ Ex. Manhole (MH)
- ⊕ Ex. Parking Count
- ⊕ Iron Pin Found (IPF)
- ⊕ Iron Pin Set (IP Set) or Mag Nail Set
- ⊕ Pony Spike Set
- ⊕ Ex. Street Sign
- ⊕ Ex. Parking Block
- MB Ex. Mailbox
- ⊕ Yard Drain (YD)
- UGT Ex. Underground Telephone
- G Ex. Gas Line
- W Ex. Water Line
- X Ex. Fence
- 1080 Ex. Contours (1 foot interval)
- PL Property Line
- R/W Right-of-Way
- 20.25' (D) Deed bearing and distance
- S87°51'30"E (D) Deed bearing and distance
- 20.33' (M) Measured bearing and distance
- POC Point of Commencement
- POB Point of Beginning

BASIS OF BEARINGS
The Bearings Shown On This Plan Are Based On The Ohio State Plane Coordinate System, South Zone, Nad83 (cors96). Said Bearings Originated From A Field Traverse Which Was Referenced To Said Coordinate System By GPS Observations And Observations Of Selected Stations In The Ohio Department Of Transportation Virtual Reference Station Network. The North Property Line Of 1.404 Ac. Tract, Having A Bearing Of (S86°48'33"E) And Monumented As Shown Hereon, Is Designated The "basis of Bearing" For These Plans.

SURVEYOR NOTE:
This survey has been completed using the provided documentation in Title Commitment No. 7-7573 issued by Arrow Title Agency LLC.

Insuff. Info., Loc. Unknown. - With the information provided, the undersigned is unable to make a definitive determination if the stated easement is or is not on or affecting the surveyed property. Common reasons are vague property descriptions, vague easement descriptions, and not knowing the location of parent parcel relative to surveyed parcel.

The property described hereon is the same as the property described in Arrow Title Agency LLC, Commitment No. 7-7573 with an effective date of February 6, 2014, and that all easements, covenants and restrictions referenced in said title commitment of apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

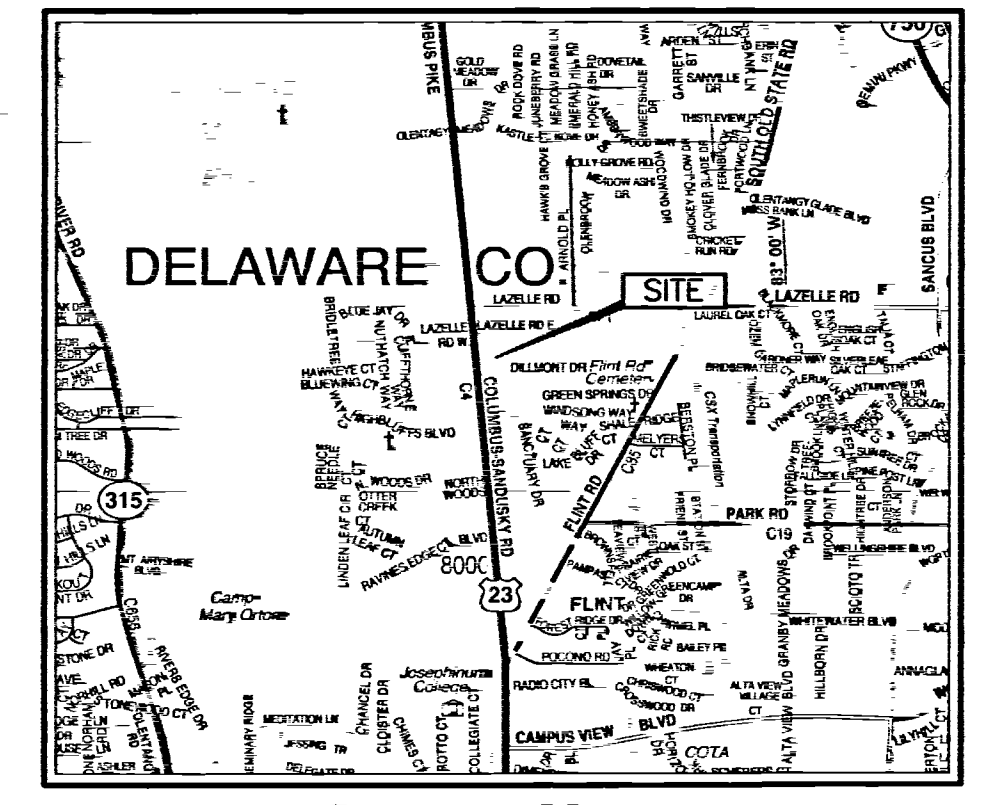
NOTE:
* Items 23, 24 and 30 are approximate locations. The legal descriptions provided are unclear as to the exact locations of said easements.

ALTA / ACSM LAND TITLE SURVEY

North High Street

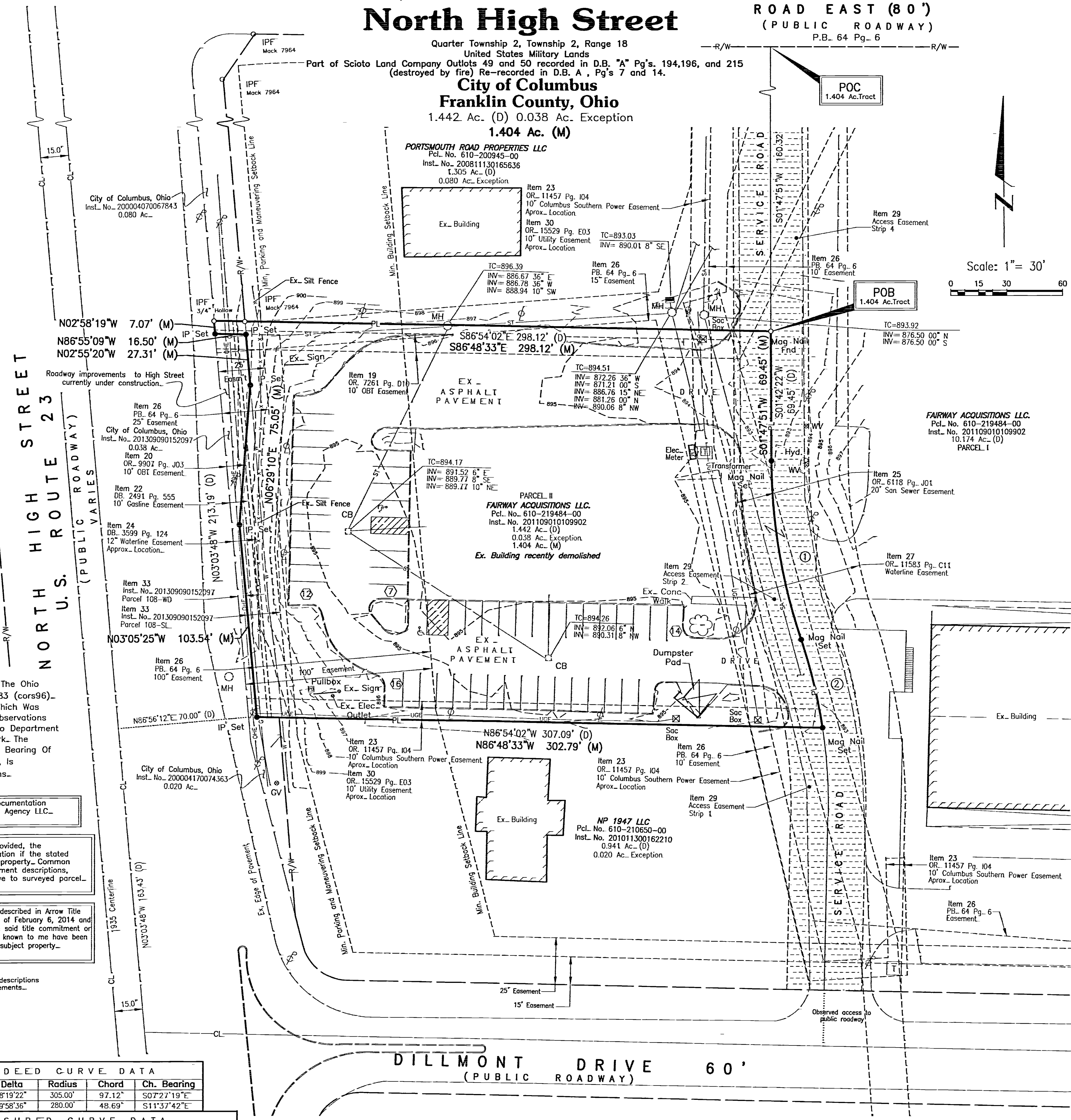
LAZELLE ROAD EAST (80')
(PUBLIC ROADWAY)
P.B. 64 Pg. 6

Quarter Township 2, Township 2, Range 18
United States Military Lands
Part of Scioto Land Company Outlots 49 and 50 recorded in D.B. "A" Pg's. 194,196, and 215 (destroyed by fire) Re-recorded in D.B. A., Pg's 7 and 14.
City of Columbus
Franklin County, Ohio
1.442 Ac. (D) 0.038 Ac. Exception
1.404 Ac. (M)



Location Map
Not To Scale

Scale: 1" = 30'



PROPERTY DESCRIPTION
Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 2, Township 2, Range 18, United States Military Lands, being part of Outlots 49 and 50 as partitioned by the Scioto Land Company, as originally recorded in Deed Book "A", Pages 194, 196 and 215 (destroyed by fire), re-recorded in Deed Book "A", Pages 7 and 14 and delineated in Survey Plat Book 3, Page 136, also being part of a 1.442 acre tract conveyed to Fairway Acquisitions, LLC in Instrument Number 201109010109902, Parcel II, all references are to the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a set iron pin in the south line of Lazelle Road East, 80 feet wide, as delineated on Lazelle Road East, Lazelle Road East, North High Street and Dillmont Drive Dedication and Easements as recorded in Plat Book 64, Page 6, at the northeast corner of a 1.225 acre tract conveyed to Portsmouth Road Properties, LLC in Instrument Number 20081130165636 and the northwest corner of a 0.174 acre tract conveyed to Fairway Acquisitions, LLC in Instrument Number 201109010109902, Parcel I.

Thence along the east line of said 1.225 acre tract and part of the west line of said 10.174 acre tract, South 01 degree 47 minutes 51 seconds West, 160.32 feet to a found Mag nail at the southeast corner of said 1.225 acre tract and the northeast corner of said 1.442 acre tract, being the True Point of Beginning of the parcel herein intended to be described;

Thence continuing along part of the west line of said 10.174 acre tract and along the east line of said 1.442 acre tract the following three (3) courses:

South 01 degree 47 minutes 51 seconds West, 69.45 feet to a set Mag nail at a point of curvature;

along a curve to the left having a radius of 305.00 feet, a central angle of 18 degrees 19 minutes 22 seconds, an arc length of 97.54 feet, South 07 degrees 21 minutes 50 seconds East, 97.12 feet to a set Mag nail at a point of reverse curvature;

along a curve to the right having a radius of 280.00 feet, a central angle of 09 degrees 58 minutes 36 seconds, an arc length of 48.76 feet, South 11 degrees 32 minutes 13 seconds East, 48.69 feet to a set Mag nail at the southeast corner of said 1.442 acre tract and the northeast corner of a 0.921 acre tract conveyed to NP 1947 LLC in Instrument Number 201101300162210.

Thence along part of the south line of said 1.442 acre tract, part of the north line of said 0.921 acre tract and part of the north line of a 0.020 acre tract conveyed to City of Columbus, Ohio in Instrument Number 200004170074363, North 86 degrees 48 minutes 33 seconds West, 302.79 feet to a set iron pin at the southeast corner of a 0.038 acre tract conveyed to City of Columbus, Ohio in Instrument Number 201309090152097.

Thence across part of said 1.442 acre tract and along the east line of said 0.038 acre tract the following three (3) courses:

North 03 degrees 05 minutes 25 seconds West, 103.54 feet to a set iron pin;

North 06 degrees 29 minutes 10 seconds East, 75.05 feet to a set iron pin;

North 02 degrees 55 minutes 20 seconds West, 27.31 feet to a set iron pin at the northeast corner of said 0.038 acre tract;

Thence across part of said 1.442 acre tract and along the north line of said 0.038 acre tract, North 86 degrees 55 minutes 09 seconds West, 16.50 feet to a set iron pin in the west line of said 1.442 acre tract at the northwest corner of said 0.038 acre tract;

Thence along part of the west line of said 1.442 acre tract, North 02 degrees 58 minutes 19 seconds West, 7.07 feet to a set iron pin at the northwest corner of said 1.442 acre tract and the southwest corner of a 0.080 acre tract conveyed to City of Columbus, Ohio in Instrument Number 200004070067843;

Thence along the north line of said 1.442 acre tract and along the south line of said 0.080 acre tract and part of the south line of said 1.225 acre tract, South 86 degrees 48 minutes 33 seconds East, 298.12 feet to the True Point of Beginning, containing 1.404 acres. Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" long, with a yellow plastic cap inscribed "EP Ferris Surveyor 8230". The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). The bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The north line of the 1.442 acre tract conveyed to Fairway Acquisitions LLC in Instrument Number 201109010109902 having a bearing of South 86 degrees 08 minutes 12 seconds East is designated the basis of bearings for this description. This description is based on a field survey by E.P. Ferris and Associates in July 2011 and February, 2014.

CERTIFICATION
The undersigned certifies to Arrow Title Agency LLC, and Stewart Title Guaranty Company 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 NSPS, and includes items 1.2, 3.4, 8.9, 11(b), and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Field survey was conducted on 07-19-11, 02-23-14
All monuments found are in good condition unless otherwise noted.
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.
All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap with "EP FERRIS SURVEYOR 8230" inscribed on top.



By: *Matthew E. Ferris* 03-11-14
Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230

DRAWN BY: CRK CHK BY: MEF DATE: 03-11-14

PLANS PREPARED BY:
E.P. FERRIS
AND ASSOCIATES INC.

CONSULTING CIVIL ENGINEERS AND SURVEYORS
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999 (614) 299-2992 Fax

DEED CURVE DATA				
Curve	Delta	Radius	Chord	Ch. Bearing
1	18°19'22"	305.00'	97.12'	S07°21'19"E
2	09°58'36"	280.00'	48.69'	S11°37'42"E

MEASURED CURVE DATA					
Curve	Delta	Radius	Chord	Ch. Bearing	Curve Length
1	18°19'22"	305.00'	97.12'	S07°21'50"E	97.54'
2	09°58'36"	280.00'	48.69'	S11°32'13"E	48.76'