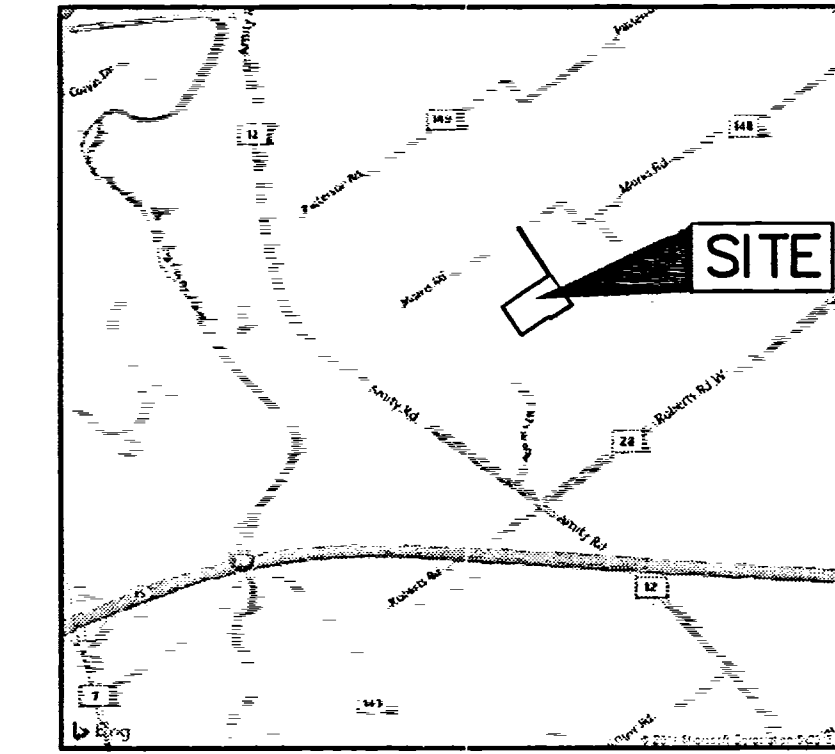
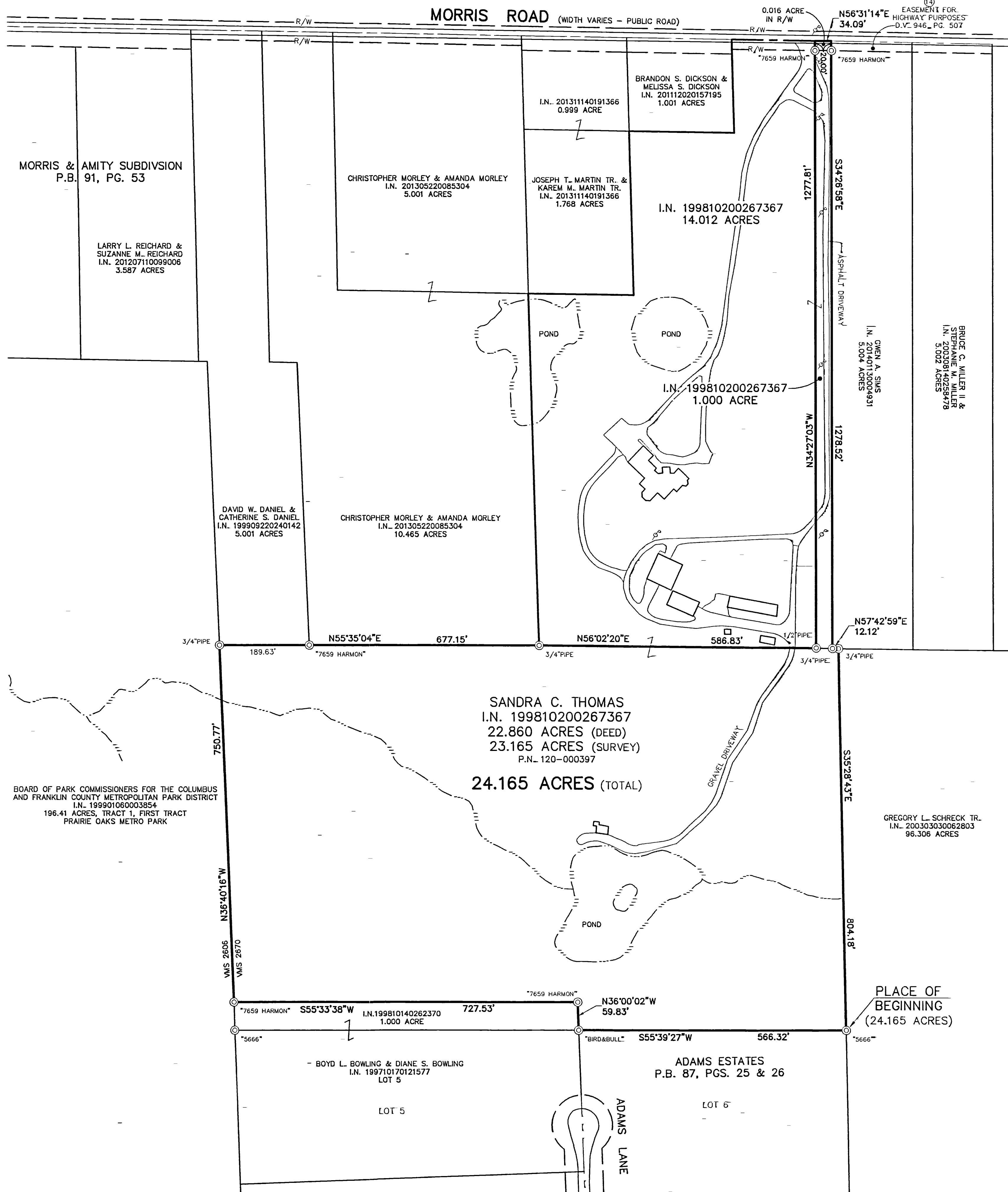
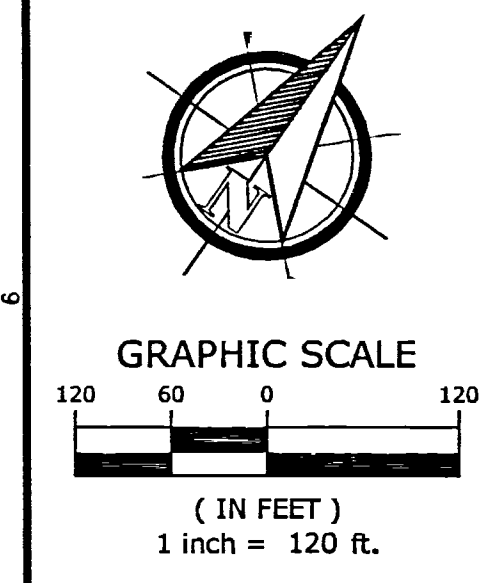


STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF BROWN,
VIRGINIA MILITARY SURVEY No. 2670



VICINITY MAP
(NOT TO SCALE)



635 Brookside Boulevard
Westerville, OH 43081
Contact: Bob Wynd
614-818-4900
Fax: 614-818-4901
www.ibigroup.com

LEGEND

- IRON PIN FOUND (CAPPED AS NOTED)
- ⊙ CARSONITE POST
- UTILITY POLE

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Survey No. 2670 and being all of that 1.000-acre tract and all of that 22.860-acre tract as described in a deed to Sandra C. Thomas, of record in Instrument Number 199810200267367, 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 capped "5666" at the southeasterly corner of said 22.860-acre tract, the northeasterly corner of Lot 6 of Adams Estates, a subdivision of record in Plat Book 87, Pages 25 and 26 and in the westerly line of that 96.306-acre tract as described in a deed to Gregory L. Schreck, Trustee, of record in Instrument Number 200303030062803;

Thence South 55°39'27" West, along the northerly line of Lot 6, a distance of 566.32 feet to an iron pin found capped "Bird & Bull" at the northwesterly corner of Lot 6 and the southeasterly corner of that 1.000-acre tract as described in a deed to Boyd L. and Diane S. Bowling, of record in Instrument Number 199810140282370;

Thence North 36°00'02" West, along the easterly line of said 1.000-acre tract, a distance of 59.83 feet to an iron pin found capped "7659 Harmon" at the northeasterly corner of same;

Thence South 55°33'38" West, along the northerly line of said 1.000-acre tract, a distance of 727.53 feet to an iron pin found capped "7659 Harmon" at the northwesterly corner of same and in the easterly line of that 196.41-acre tract (Tract 1, First Tract) as described in a deed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, of record in Instrument Number 199901060003854;

Thence North 36°40'16" West, along the easterly line of said 196.41-acre tract, a distance of 750.77 feet to a 1/2-inch pipe (no cap) at the southwesterly corner of that 5.001-acre tract as described in a deed to David W. and Catherine S. Daniel, of record in Instrument Number 199909220240142;

Thence North 55°35'04" East, along the southerly line of said 5.001-acre tract, passing on iron pin capped "7659 Harmon" at the southeasterly corner of same and continuing along the southerly line of that 10.465-acre tract as described in a deed to Christopher and Amanda Morley, of record in Instrument Number 201305220085304, a total distance of 677.15 feet to a 3/4-inch pipe found (no cap) at the southeasterly corner of same and at the southwesterly corner of that 14.012-acre tract of record in the aforementioned deed to Sandra C. Thomas, of record in Instrument Number 199810200267367;

Thence North 56°02'20" East, along the southerly line of said 14.012-acre tract, a distance of 586.83 feet to a 1/2-inch pipe found (no cap) at the southeasterly corner of same;

Thence North 34°27'03" West, along the easterly line of said 14.012-acre tract with a new division line, a distance of 1277.81 feet to a point in the centerline of Morris Road, width varies, and witnessed by an iron pin found capped "7659 Harmon" in the southerly right-of-way line 20 feet south;

Thence North 56°31'14" East, along said centerline, a distance of 34.09 feet to the northwesterly corner of that 5.004-acre tract as described in a deed to Gwen A. Sims, of record in Instrument Number 201401130004931;

Thence South 34°26'58" East, passing on iron pin found capped "7659 Harmon" at a distance of 20 feet, a total distance of 1278.52 feet to a 1/2-inch pipe found (no cap) at the southwesterly corner of said 5.004-acre tract;

Thence North 57°42'59" East, along the southerly line of said 5.004-acre tract, a distance of 12.12 feet to a 1/2-inch pipe found (no cap) at the northwesterly corner of the aforementioned 96.306-acre tract (Gregory L. Schreck, Trustee);

Thence South 35°28'43" East, along the westerly line of said 96.306-acre tract, a distance of 804.18 feet to the place of beginning and containing 24.165 acres of land, 0.016 acre of which lies within the right-of-way of Morris Road.

TITLE COMMITMENT NOTES

TITLE REVIEW PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT PROVIDED BY TALON TITLE AGENCY, LLC. COMMITMENT No. 147827-TTA WITH AN EFFECTIVE DATE OF MARCH 11, 2014. THE FOLLOWING ARE FROM THE SCHEDULE B-SECTION II OF SAID COMMITMENT:

- Item 14) Easement of record in Deed Book 946, Page 507 does apply to subject property and is plotted.
- Item 15) Easement of record in Deed Book 982, Page 35 does not apply to subject property.
- Item 16) Easement of record in Deed Book 982, Page 36 does not apply to subject property.
- Item 17) Easement of record in Deed Book 1304, Page 531 does not apply to subject property.
- Item 18) Easement of record in Deed Book 3018, Page 12 does not apply to subject property.
- Item 19) Easement of record in Deed Book 3328, Page 105 does not apply to subject property.

FLOOD NOTE

THE TRACT SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO F.E.M.A MAP PANEL No. 39049C0276K, DATED JUNE 17, 2008.

BEARING REFERENCE

BEARINGS HEREON ARE BASED ON THE OHIO STATE PLANE, COORDINATE SYSTEM SOUTH ZONE, NAD 83 (1986 ADJUSTMENT) WHICH ESTABLISHES A BEARING OF NORTH 56°31'14" EAST FOR MORRIS ROAD, THE NORTH LINE OF THE THOMAS PROPERTY.

TITLE NOTES

- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

CERTIFICATION

To: Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, First American Title Insurance Company and Talon Title Agency, LLC;

This is to certify that this 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, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on March 19, 2014.

RECEIVED

APR 03 2014

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

SUBMISSION:

REVISION:

STAMP:

[Signature]
April 3, 2014

SANDRA C. THOMAS
8543 MORRIS ROAD
BROWN TOWNSHIP,
FRANKLIN COUNTY, OHIO

FIELD	DRAFT	CHECK
BS	DC	BW

M-F NO.: 14-024-1-1-24

DATE: APRIL 2014

SCALE: HORIZONTAL: 1"=120'

VERTICAL:

SHEET TITLE:

ALTA/ACSM
LAND TITLE
SURVEY

SHEET NO.: