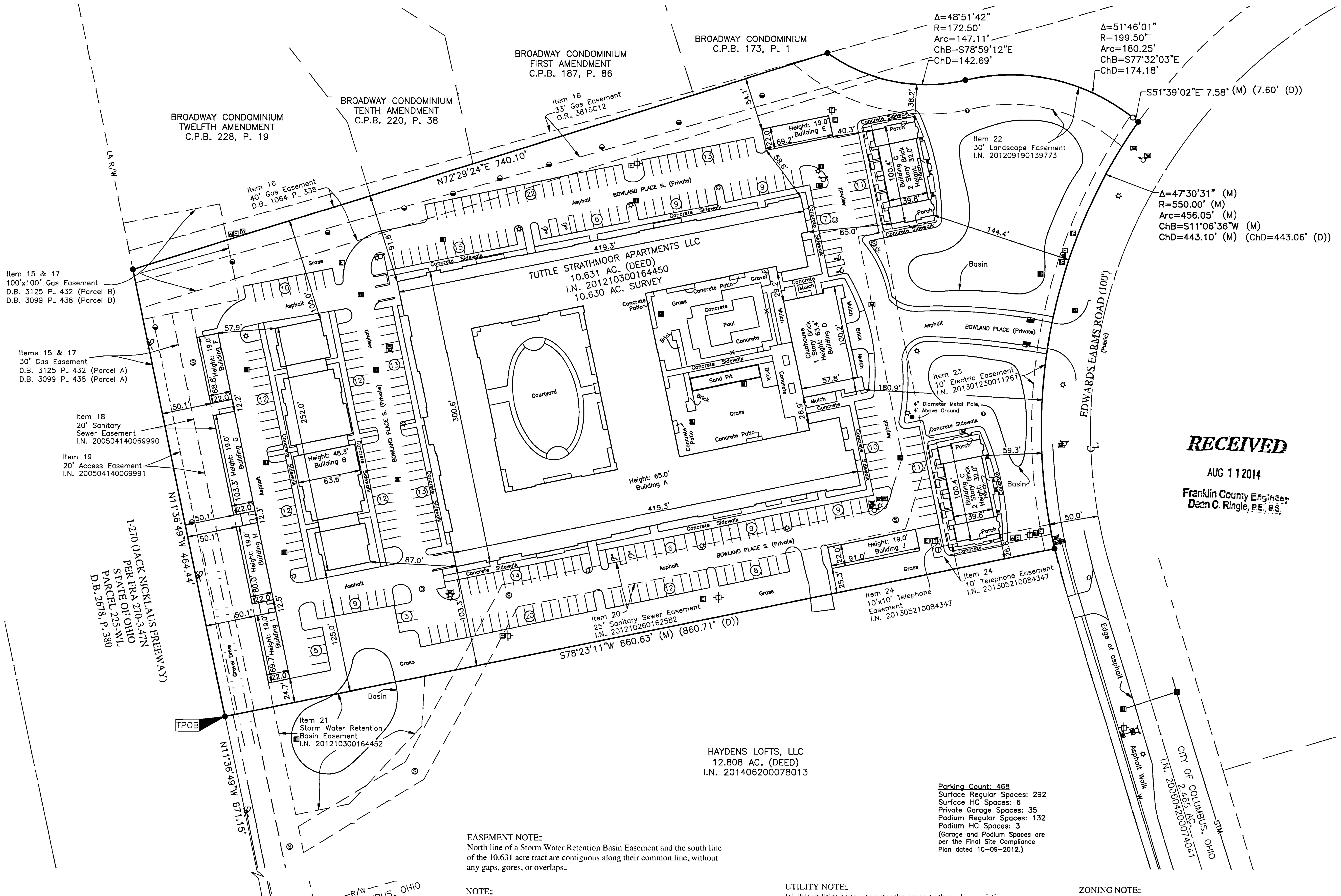
ALTA/ACSM LAND TITLE SURVEY

VIRGINIA MILITARY SURVEY NUMBER 2418

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



RECEIVED
AUG 11 2014
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

EASEMENT NOTE:
North line of a Storm Water Retention Basin Easement and the south line of the 10.631 acre tract are contiguous along their common line, without any gaps, gores, or overlaps.

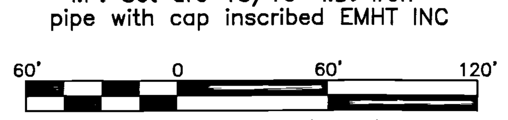
NOTE:
The subject tract as shown hereon is the same tract as described in Title Commitment 52136971 issued by First American Title Insurance Company.

ACCESS NOTE:
Subject tract has direct access to Edwards Farms Road, being public a roadway.

LEGEND

- ● = STONE FND.
- ■ = MON. FND.
- ● = 3/4" I.P. FND. CAPPED BIRD & BULL
- ○ = I.P. SET
- ⬢ = MAG. NAIL FND.
- ⬡ = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ⬟ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



- = Telephone Manhole
- = Telephone Pull Box
- = Bollard
- = Metal Traffic Signal Pole
- = Traffic Lighting Pull Box
- = Sign
- = Utility Pole
- = Sanitary Manhole
- = Light Pole
- = Electric Pedestal
- = Telephone Pedestal
- = Catch Basin
- = Storm Manhole
- = Gas Marker Post
- = Electric Manhole
- = Curb Inlet
- = Air Condition Unit
- = Guy Wire w/Anchor
- = Electric Meter
- = Electric Transformer
- = Fire Hydrant
- = Water Valve
- = Fiber Optic Pedestal
- = Electric Outlet
- = Unidentified Manhole
- —×— = Fence
- —W— = Water Line
- —G— = Gas Line
- —STM— = Storm Drain Line
- —SAN— = Sanitary Sewer Line
- —UGE— = Underground Electric
- —OHE— = Overhead Electric

UTILITY NOTE:
Visible utilities appear to enter the property through an existing easement or from the right-of-way of Edwards Farms Road.

ENCROACHMENT NOTE:
There appear to be no visible encroachments, either way, over adjoining property lines.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

BASIS OF BEARINGS:
The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments FCGS 2221 and FCGS 6652 RESET, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, with a bearing of North 73° 14' 09" East for a portion of Hayden Run Road.

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

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate map (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain), Community Panel No. 39049C0134 K.

ZONING NOTE:
Zoning information and comment, shown hereon, is from a Site and Zoning Requirements Summary by The Planning and Zoning Resource Corporation, dated 07/23/2014, PZR Site No. 76403-1.

TABLE A OPTIONAL ITEM NOTES:

16. There was no evidence of current earth moving or building construction observed on the subject tract at the time of survey.

17. There was no evidence of street right-of-way changes, sidewalk construction, or repairs observed on the subject tract at the time of survey.

18. There was no evidence of the subject tract being a solid waste dump, sump, or sanitary landfill observed at the time of survey.

20(a). There is an off-site easement benefiting the subject tract.

Ex. Zoning Information
Zoned: L-AR-O and CPD
Building Setbacks: 50 feet (25 feet for garages) from Edwards Farm Road
Max. Building Height: 60 feet
Minimum Lot Width: 50 feet
Minimum Lot Area: 20,000 square feet
Density: NA
Parking Rquirement: 414 total spaces
"Is The Existing Parking in Conformance? Yes, according to Application Z12-017, the subject property is Subarea 1 of a larger development containing 2 Subareas. Per review of the Site Plan (attached), the total development is to provide 468 Parking Spaces. Provided the project is constructed within substantial conformance to the site plan, the subject property will be legal conforming. (See Section 3312.49 Table 1 for Code reference)"

Schedule B Items from Title Commitment No. 52136971 issued by First American Title Insurance Company with an effective date of June 12, 2014 at 7:00 A.M.

Items 1-14 NOT SURVEY RELATED ITEMS.

Item 15 Right-of-Way to Sinclair Refining Company of record in Deed Book 1064, Page 331, Recorder's Office, Franklin County, Ohio. EASEMENT CAN NOT BE LOCATED FROM DESCRIPTION PROVIDED.

Assignment to Pure Transportation Company of record in Deed Book 1599, Page 305, Recorder's Office, Franklin County, Ohio. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Assignment to Ohio River Pipe Line Company of record in A&R Volume 190, Page 451, Recorder's Office, Franklin County, Ohio. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Partial Release and Easement by Ashland Oil, Inc. of record in Deed Book 3125, Page 432, Recorder's Office, Franklin County, Ohio. GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON

License Agreement by and between Ohio River Pipeline LLC and Tuttle Strathmoor Apartments, LLC filed for record April 16, 2013 at 8:11 AM, of record in Instrument Number 201304160062015, Recorder's Office, Franklin County, Ohio. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Item 16 Right-of-Way to Sinclair Refining Company of record in Deed Book 1064, Page 338, Recorder's Office, Franklin County, Ohio. 40' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. (Per Hockaden & Associates survey dated 07/2012).

Assignment to Pure Transportation Company in Deed Book 1599, Page 305, Recorder's Office, Franklin County, Ohio. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Assignment to Ohio River Pipeline Company in A&R Volume 190, Page 451, Recorder's Office, Franklin County, Ohio. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Partial Release and Easement of record in Official Record 3815, Page C12, Recorder's Office, Franklin County, Ohio. 33' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 17 Lease of Right of Way Easement to Ashland Oil, Inc. filed of record in November 5, 1970 and recorded in Deed Book 3099, Page 438, Recorder's Office, Franklin County, Ohio. GAS EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Assignment of Easements from Ashland Oil, Inc. to Marathon Ashland Petroleum LLC filed for record March 23, 1999 and recorded in Instrument Number 199903230071950, Recorder's Office, Franklin County, Ohio. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Item 18 Deed of Easement to City of Columbus, Ohio filed for record April 14, 2005 and recorded in Instrument Number 200504140069990, Recorder's Office, Franklin County, Ohio. 20' SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 19 Deed of Easement to City of Columbus, Ohio filed for record April 14, 2005 and recorded in Instrument Number 200504140069991, Recorder's Office, Franklin County, Ohio. 20' EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 20 Deed of Easement to City of Columbus, Ohio filed for record October 26, 2012 and recorded in Instrument Number 201210260162582, Recorder's Office, Franklin County, Ohio. 25' SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 21 Subject to terms and conditions of Easement for (Storm Water Retention Basin Easement) to Tuttle filed for record October 30, 2012 and recorded in Instrument Number 201210300164452, Recorder's Office, Franklin County, Ohio. STORM WATER RETENTION EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON FOR REFERENCE.

Item 22 Easement for Landscaping of record in Instrument Number 201209190139773, Recorder's Office, Franklin County, Ohio. 30' LANDSCAPE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 23 Easement and Right of Way to Ohio Power Company (AEP) of record in Instrument Number 201301230011261, Recorder's Office, Franklin County, Ohio. 10' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 24 Non-Exclusive Easement to The Ohio Bell Telephone Company dba AT&T Ohio, of record in Instrument Number 201305210084347, Recorder's Office, Franklin County, Ohio. TELEPHONE EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 25 NOT SURVEY RELATED ITEM.

Item 26 Subject tract is NOT part of the right-of-way of Edwards Farms Road.

CERTIFICATION: Commitment No. 52136971

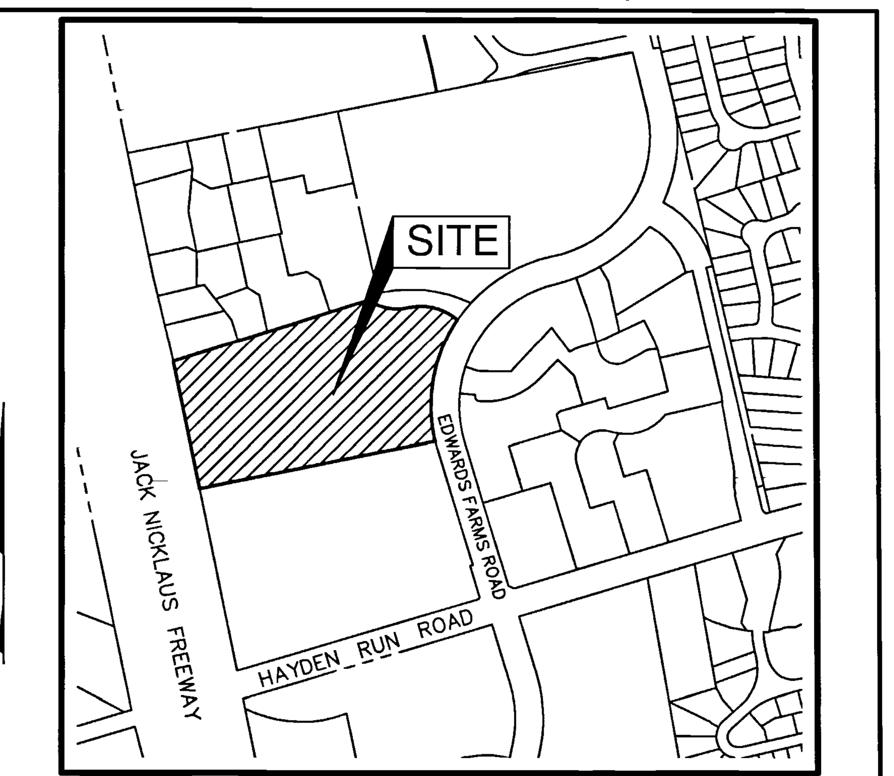
To: AEGON USA Realty Advisors, Transamerica Life Insurance Company, its successors and/or assigns, Tuttle Strathmoor Apartments, LLC, First American Title Insurance Company, and ValMer Land Title Agency, LLC:

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, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 16, 17, 18 and 20(a) of Table A thereof. Field work was completed on July 3, 2014.

By ______________ Date

John C. Dodgion
Professional Surveyor No. 8069

A-5-6



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

10.630 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Number 2418, being that entire 10.631 acre tract conveyed to Tuttle Strathmoor Apartments, LLC by deed of record in Instrument Number 201210300164450 and more particularly bounded and described as follows:

Beginning, for reference, at an iron pin set marking the northwesterly corner of that 0.778 acre tract conveyed to City of Columbus of record in Instrument Number 200802290031244, the same being the southwesterly corner of that 12.808 acre tract conveyed to Haydens Lofts, LLC by deed of record in Instrument Number 201406200078013, in the northerly right-of-way line of Hayden Run Road and in the easterly limited access right-of-way line of I-270 (Jack Nicklaus Freeway) as depicted on Ohio Department of Transportation Right-of-Way Plan FRA-270-3.47N, the same being an easterly line of Parcel 225WL as shown in the deed to the State of Ohio of record in Deed Book 2678, Page 380:

Thence North 11° 36' 49" West, with said easterly limited access right-of-way, the same being the easterly line of said Parcel 225WL, 671.15 feet to a (3/4) inch iron pin capped "Bird and Bull" found at the northwesterly corner of said 12.808 acre tract, the same being the southwesterly corner of said 10.631 acre tract, the TRUE POINT OF BEGINNING;

Thence North 11° 36' 49" West, with said easterly limited access right-of-way, the same being the easterly line of said Parcel 225WL and the westerly line of said 10.631 acre tract, 464.44 feet to a (3/4) inch iron pin capped "Bird and Bull" found at the southwesterly corner of Broadway Condominium Twelfth Amendment of record in Condominium Plat Book 228, Page 19, being the northwesterly corner of said 10.631 acre tract;

Thence North 72° 29' 24" East, with the northerly line of said 10.631 acre tract, the same being the southerly lines of those Broadway Condominium tracts, being the Twelfth Amendment: Condominium Plat Book 228, Page 19, Tenth Amendment: Condominium Plat Book 220, Page 38, First Amendment: Condominium Plat Book 187, Page 86 and Broadway Condominium of record in Condominium Plat Book 173, Page 1, 740.10 feet to a (3/4) inch iron pin capped "Bird and Bull" found at a common corner to said Broadway Condominium and 10.631 acre tract;

Thence with a southerly perimeter of said Broadway Condominium, the same being a northerly perimeter of said 10.631 acre tract, the following courses and distances:

with a curve to the left, having a central angle of 48° 51' 42", a radius of 172.50 feet, an arc length of 147.11 feet, a chord bearing of South 78° 59' 12" East and chord distance of 142.69 feet to a (3/4) inch iron pin capped "Bird and Bull" found;

with a curve to the right, having a central angle of 51° 46' 01", a radius of 199.50 feet, an arc length of 180.25 feet, a chord bearing of South 77° 32' 03" East and chord distance of 174.18 feet to an iron pin set;

South 51° 39' 02" East, with the northerly line of said 10.631 acre tract, 7.58 feet to a (3/4) inch iron pin capped "Bird and Bull" found at a common corner thereof, on a curve in the westerly right-of-way line for Edwards Farms Road as shown in the deed to the City of Columbus of record in Instrument Number 200604200074041;

Thence with said westerly right-of-way line, the same being the easterly line of said 10.631 acre tract, being a curve to the left, having a central angle of 47° 30' 31", a radius of 550.00 feet, an arc length of 456.05 feet, a chord bearing of South 11° 06' 36" West and chord distance of 443.10 feet to a (3/4) inch iron pin capped "Bird and Bull" found at the northeasterly corner of said 12.808 acre tract, the same being the southeasterly corner of said 10.631 acre tract;

Thence South 78° 23' 11" West, with the northerly line of said 12.808 acre tract, the same being the southerly line of said 10.631 acre tract, 860.63 feet to the TRUE POINT OF BEGINNING, containing 10.630 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments FCGS 2221 and FCGS 6652 RESET, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, with a bearing of North 73° 14' 09" East for a portion of Hayden Run Road.

This description is based on Franklin County Auditor's, Engineer's and Recorder's Records and an actual field survey. All records refer to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Address (Auditor's): 5541 Bowland Place

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date:	July 18, 2014
Scale:	1" = 60'
Job No:	2014-1088
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

J:\20141088\DWG\04SHEETS\ALTA\20141088-VS-ALTA-02.DWG plotted by DODGION, JOHN on 8/8/2014 11:12:17 AM last saved by MMAGERS on 8/8/2014 10:52:40 AM Xrefs: