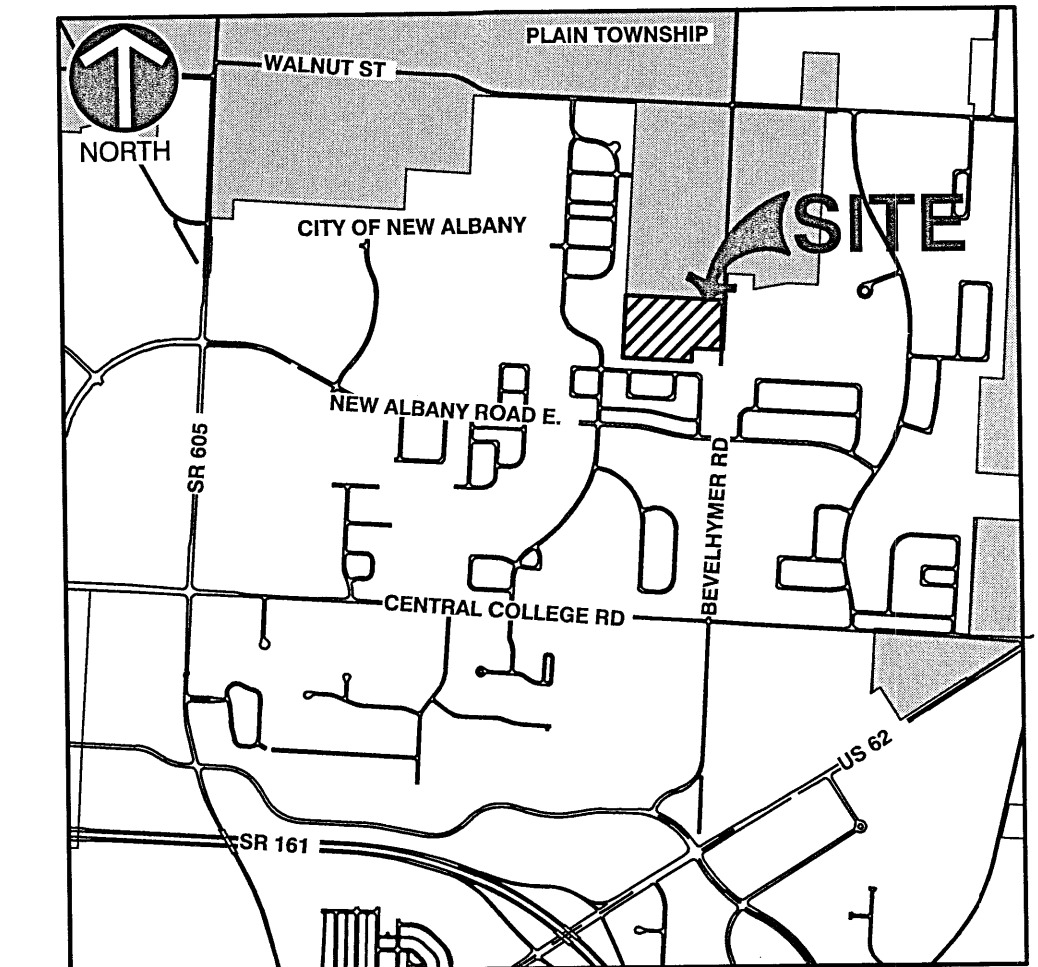


ALTA/ACSM SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLAIN,
IN SECTION 9, TOWNSHIP 2, RANGE 16,
UNITED STATES MILITARY LANDS



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

BASED UPON TITLE COMMITMENT NO: 01032-10514, STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: MARCH 18, 2014, AT 8:00 AM.

SURVEYOR'S LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLAIN, BEING LOCATED IN SECTION 9, TOWNSHIP 2, RANGE 16, IN THE UNITED STATES MILITARY LANDS, AND ALSO BEING ALL OF THE REMAINDER OF A 24.875 ACRE TRACT OF LAND IN THE NAME OF ROBERT AND IVA L. SAMMONS AS DESCRIBED IN DEED BOOK 2493, PAGE 86, FRANKLIN COUNTY RECORDER'S OFFICE, FRANKLIN COUNTY OHIO:

BEGINNING FOR REFERENCE AT AN ALUMINUM DISK IN FRANKLIN COUNTY GEODETIC SURVEY MONUMENT BOX ASSEMBLY 2207 IN THE CENTERLINE OF BEVELHYMER ROAD (30'R/W) AT THE NORTHEASTERLY CORNER OF NEW ALBANY LINKS SECTION 6 AS SHOWN OF RECORD IN PLAT BOOK 97, PAGE 66, ALSO BEING THE SOUTHEASTERLY CORNER OF A 1.000 ACRE TRACT OF LAND IN THE NAME OF JOSEPH A. ROACH AS DESCRIBED IN IN 200305220151781;

THENCE NORTH 86°16'52" WEST, WITH THE NORTHERLY LINE OF SAID NEW ALBANY LINKS SECTION 6 A DISTANCE OF 310.46 FEET TO AN IRON PIN SET AT THE SOUTHWESTERLY CORNER OF SAID 1.000 ACRE TRACT AND THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN BEING DESCRIBED;

THENCE NORTH 86°16'52" WEST, WITH THE NORTHERLY LINE OF SAID NEW ALBANY LINKS SECTION 6 A DISTANCE OF 718.96 FEET TO A 1" IRON REBAR FOUND WITH AN ALUMINUM CAP BEARING THE INITIALS "EMHT" AT THE SOUTHWESTERLY CORNER OF A RESERVE "F" IN UPPER CLARENTON SECTION 1 AS SHOWN OF RECORD IN PLAT BOOK 108, PAGE 38;

THENCE NORTH 03°42'49" EAST, WITH THE EASTERLY LINES OF SAID RESERVE "F", ALSO RESERVE "M", RESERVE "N", AND RESERVE "O" OF THE RE-SUBDIVISION OF ALL OF RESERVE "A", RESERVE "C", RESERVE "G", RESERVE "H", RESERVE "I", AND RESERVE "J" OF UPPER CLARENTON SECTION 1, AS SHOWN OF RECORD IN PLAT BOOK 115, PAGE 81 A DISTANCE OF 656.65 FEET TO A 3/4" INSIDE DIAMETER IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF A 5.000 ACRE TRACT OF LAND IN THE NAME OF JOSEPH E. AND ANNAMARIE YURVATI AS DESCRIBED IN DEED BOOK 3609, PAGE 148;

THENCE SOUTH 86°34'46" EAST, WITH THE SOUTHERLY LINE OF SAID 5.000 ACRE TRACT, A DISTANCE OF 1025.93 FEET, PASSING A 3/4" INSIDE DIAMETER IRON PIPE FOUND AT 995.75 FEET, TO A MAG NAIL SET IN THE CENTERLINE OF SAID BEVELHYMER ROAD;

THENCE SOUTH 03°24'37" WEST, WITH SAID CENTERLINE A DISTANCE OF 521.68 FEET TO A MAG NAIL SET AT THE NORTHEASTERLY CORNER OF SAID 1.000 ACRE ROACH TRACT;

THENCE NORTH 86°16'52" WEST, WITH THE NORTHERLY LINE OF SAID 1.000 ACRE TRACT A DISTANCE OF 287.30 FEET, PASSING A 3/4" INSIDE DIAMETER IRON PIPE FOUND AT 29.67 FEET, TO A 3/4" INSIDE DIAMETER IRON PIPE WITH AN ALUMINUM CAP FOUND AT THE NORTHWESTERLY CORNER OF SAID TRACT;

THENCE SOUTH 03°23'11" WEST, WITH THE WESTERLY LINE OF SAID 1.000 ACRE TRACT A DISTANCE OF 140.32 FEET TO THE TRUE PLACE OF BEGINNING CONTAINING 14.555 ACRES MORE OR LESS SUBJECT ALL LEGAL HIGHWAYS, EASEMENTS, LEASES AND RESTRICTIONS OF RECORD AND OF RECORDS IN THE RESPECTIVE UTILITY OFFICES.

SCHEDULE B PART II:

BASED UPON TITLE COMMITMENT NO: 01032-10514, STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: MARCH 18, 2014, AT 8:00 AM.

Items 1-10 and 13 are not survey related.

- ① EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 3308 PAGE 153. IS LOCATED ON SUBJECT PARCEL
- ② EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN OFFICIAL RECORD 746 PAGE D15. IS LOCATED ON SUBJECT PARCEL

LEGAL DESCRIPTION:

BASED UPON TITLE COMMITMENT NO: 01032-10515, STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: MARCH 14, 2014, AT 8:00 AM.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLAIN, BEING LOCATED IN SECTION 9, TOWNSHIP 2, RANGE 16, UNITED STATES MILITARY LANDS, AND BEING 5.000 ACRES OUT OF THE ORIGINAL 24.875 ACRE TRACT AS CONVEYED TO ROBERT AND IVA L. SAMMONS, BY DEED OF RECORD IN DEED BOOK 2493, PAGE 86, ALL REFERENCES BEING TO RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE IN THE CENTERLINE OF BEVELHYMER ROAD, ALSO BEING THE EASTERLY LINE OF SAID SAMMONS ORIGINAL 24.875 ACRE TRACT, SAID SPIKE BEING LOCATED SOUTH, A DISTANCE OF 60.00 FEET FROM A RAILROAD SPIKE AT THE SOUTHEASTERLY CORNER OF THE 1.000 ACRE TRACT AS CONVEYED TO H.L. AND P.L. PHILLIPS, BY DEED OF RECORD IN DEED BOOK 3433, PAGE 91;

THENCE SOUTH, WITH THE EASTERLY LINE OF SAID SAMMONS TRACT, ALSO BEING THE CENTERLINE OF SAID BEVELHYMER ROAD, A DISTANCE OF 212.50 FEET TO A RAILROAD SPIKE;

THENCE NORTH 89° 58' 24" WEST (PASSING AN IRON PIN AT 30.00 FEET), A DISTANCE OF 1025.75 FEET TO AN IRON PIN IN THE EASTERLY LINE OF THE TRACT OF LAND AS CONVEYED TO THEODORE M. AND VIRGINIA L. IRVINE, BY DEED OF RECORD IN DEED BOOK 1138, PAGE 238;

THENCE NORTH 0° 24' 12" EAST, WITH THE EASTERLY LINE OF SAID IRVINE TRACT, A DISTANCE OF 212.50 FEET TO AN IRON PIN;

THENCE SOUTH 89° 58' 24" EAST (PASSING AN IRON PIN AT 994.25 FEET), A DISTANCE OF 1024.25 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.000 ACRES OF LAND, MORE OR LESS.

SCHEDULE B PART II:

BASED UPON TITLE COMMITMENT NO: 01032-10515, STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: MARCH 14, 2014, AT 8:00 AM.

Items 1-10 and 14 are not survey related.

- ① EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 3308 PAGE 153. IS LOCATED ON SUBJECT PARCEL, AS SHOWN HEREON
- ② EASEMENT GRANTED TO THE COUNTY OF FRANKLIN OF RECORD IN DEED BOOK 3428 PAGE 343. IS NOT LOCATED ON SUBJECT PARCEL, AS SHOWN HEREON
- ③ EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN OFFICIAL RECORD 746 PAGE D15. IS NOT LOCATED ON SUBJECT PARCEL, AS SHOWN HEREON

BASIS OF BEARINGS

THE BEARINGS FOR THIS SURVEY ARE BASED ON OBSERVATIONS, MEASUREMENTS, AND CALCULATIONS OF THE LOCATION OF THE BOUNDARY EVIDENCE, REFERENCED TO A GRID MERIDIAN OF SOUTH 03°24'37" WEST FOR THE CENTERLINE OF BEVELHYMER ROAD USING THE ODOT "VIRTUAL REFERENCE SYSTEM" - OHIO STATE PLANE, SOUTH ZONE, NAD 83 (2011).

FLOOD NOTE

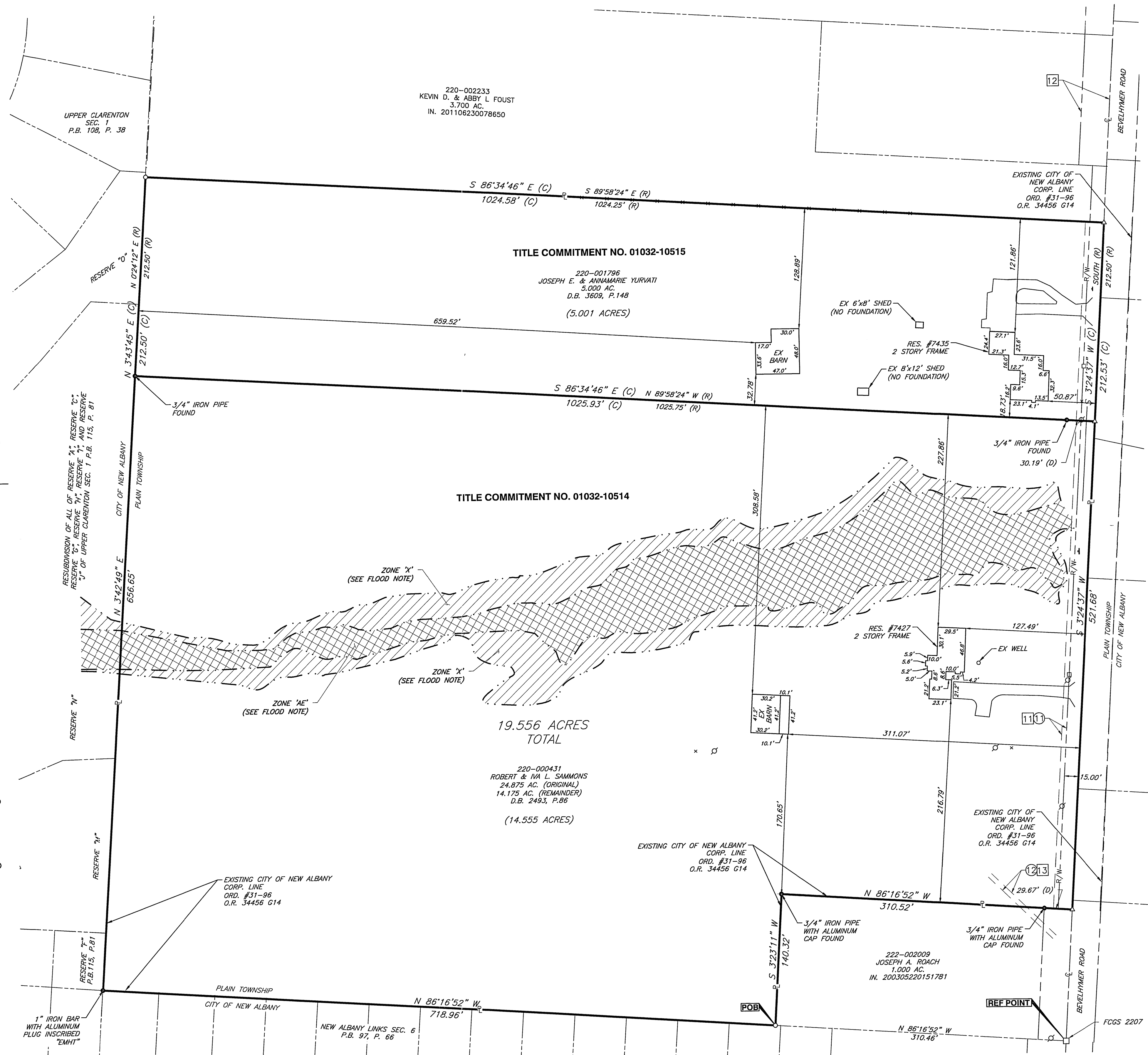
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED OF FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39049C0208K, WHICH BEARS AN EFFECTIVE DATE OF JUNE 17, 2008.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

ZONING INFORMATION

THE CURRENT ZONING IS RURAL



OHIO UTILITIES PROTECTION SERVICE

OHIO STATE LAW (3781.28) STATES THAT WITHIN FORTY EIGHT (48) HOURS OF RECEIVING NOTICE UNDER 3781.28 OF THE REVISED CODE, EACH UTILITY SHALL LOCATE AND MARK THE APPROXIMATE LOCATION OF ITS UNDERGROUND UTILITY FACILITIES AT THE EXCAVATION SITE. IF A UTILITY DOES NOT MARK ITS UNDERGROUND UTILITY FACILITIES OR CONTACT THE EXCAVATOR WITHIN FORTY EIGHT (48) HOURS OF RECEIVING NOTICE UNDER SECTION 3781.28 OF THE REVISED CODE, THE UTILITY IS DEEMED TO HAVE GIVEN NOTICE THAT IT DOES NOT HAVE ANY FACILITIES AT THE EXCAVATION SITE. 1(800)362-2764

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM PLANS AND MARKINGS AND WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF THE UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

IRON PINS

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 3/4" I.D. IRON PIPE, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

- I.P. FOUND
- I.P. SET
- ▲ PERMANENT MARKER SET
- △ MAG NAIL SET
- MONUMENT BOX ASSEMBLY

LEGEND

- ⊗ EXISTING UTILITY POLE
- ⊗ EXISTING GUYWIRE ANCHOR
- EXISTING WELL
- EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING SIGN
- (C) CALCULATED
- (R) RECORDED
- - - FENCE

CERTIFICATION

BASED UPON TITLE COMMITMENT NO.: 01032-10514
EFFECTIVE DATE: MARCH 18, 2014, AT 8:00AM
BASED UPON TITLE COMMITMENT NO.: 01032-10515
EFFECTIVE DATE: MARCH 14, 2014, AT 8:00AM
THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF OHIO CERTIFIES TO (1) STEWART TITLE GUARANTY 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, 3, 4, 6, 7a, 8, 11a, and 13, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: 05-01-2014

DATE OF PLAT: NOVEMBER 3, 2014

RECEIVED
NOV 03 2014
Franklin County Engineer
Debra D. Singley, P.E., P.S.

11/3/14
DATE

JOHN J. RAAB
OHIO REGISTRATION/LICENSE NO. 7863

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www.cecinc.com

CANINI & ASSOCIATES, LTD.
7427 BEVELHYMER ROAD
NEW ALBANY, OHIO

DRAWN BY: TJH | CHECKED BY: JJR | APPROVED BY: JAM
DATE: NOVEMBER 3, 2014 | DWG SCALE: 1"=60' | PROJECT NO.: 132-190
DRAWING NO.: ALTA
SHEET 1 OF 1