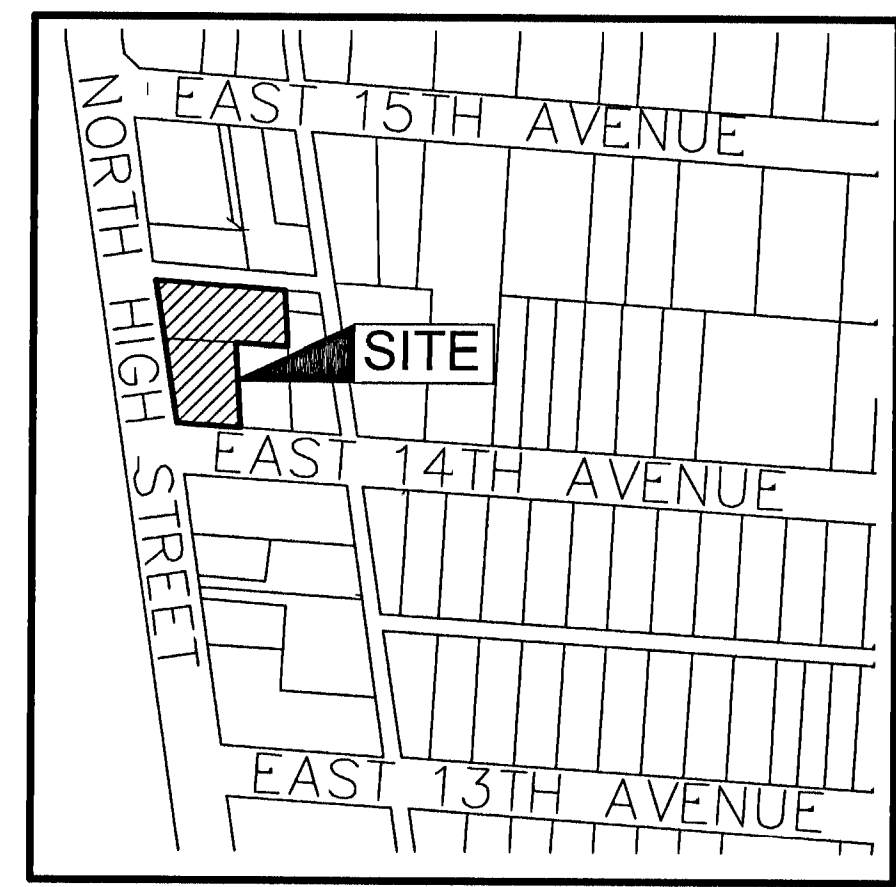


# ALTA/ACSM LAND TITLE SURVEY

## QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18

### UNITED STATES MILITARY LANDS

### CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

**0.405 ACRE**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 18 of the United States Military Lands, being part of the 89.32 acre farm tract of Indianola Farm of record in Plat Book 3, Page 89, being all of the tracts conveyed to Rosster, LLC by deeds of record in Instrument Number 200509140190678, Instrument Number 200509140190679, Instrument Number 200509140190682, Instrument Number 200509140190684, Instrument Number 200509140190685, and Instrument Number 200509140190687, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

**Beginning** at a magnetic nail set at the intersection of the easterly right-of-way line of High Street (66 foot width) with the northerly right-of-way line of East Fourteenth Avenue (60 foot width) as conveyed to the City of Columbus by deed of record in Deed Book 166, Page 5;

thence North 08° 15' 05" West, with said easterly right-of-way line and the westerly line of said Indianola Farm, and the easterly line of a residue of the 300 acres conveyed to William Neil by deed of record in Deed Book 6, Page 100, a distance of 167.65 feet, to a point (referencing a building corner, North 11° 05' 37" West, a distance of 0.45 feet and a magnetic nail set, North 08° 15' 05" West, a distance of 2.00 feet) at the intersection of said easterly right-of-way line with the southerly right-of-way line of Campus Place (20 foot width) as conveyed to the City of Columbus by deed of record in Deed Book 403, Page 103;

thence South 86° 01' 10" East, with said southerly right-of-way line and across said Indianola Farm, a distance of 151.86 feet, to a point (referencing a magnetic nail set, North 02° 31' 38" West, a distance of 2.00 feet) at a northwesterly building corner and the northwesterly corner of the 1032 square foot tract conveyed to Terrence R. Fahey by deed of record in Official Record 6084D14;

thence South 02° 31' 38" East, partly with a westerly building wall, with the westerly line of said 1032 square foot tract and the westerly line of the tract conveyed as Tract 2 to 20 E. Fourteenth, LLC by deed of record in Instrument Number 200709260168883, a distance of 66.95 feet, to a 3/4 inch iron pipe found at the northeasterly corner of the tract conveyed as Tract 1 to 20 E. Fourteenth, LLC by deed of record in Instrument Number 200709260168883;

thence North 86° 01' 10" West, with the northerly line of said Tract 1 (passing a reference iron pin set at 38.00 feet), a distance of 60.02 feet to a point in a building and the northwesterly corner thereof;

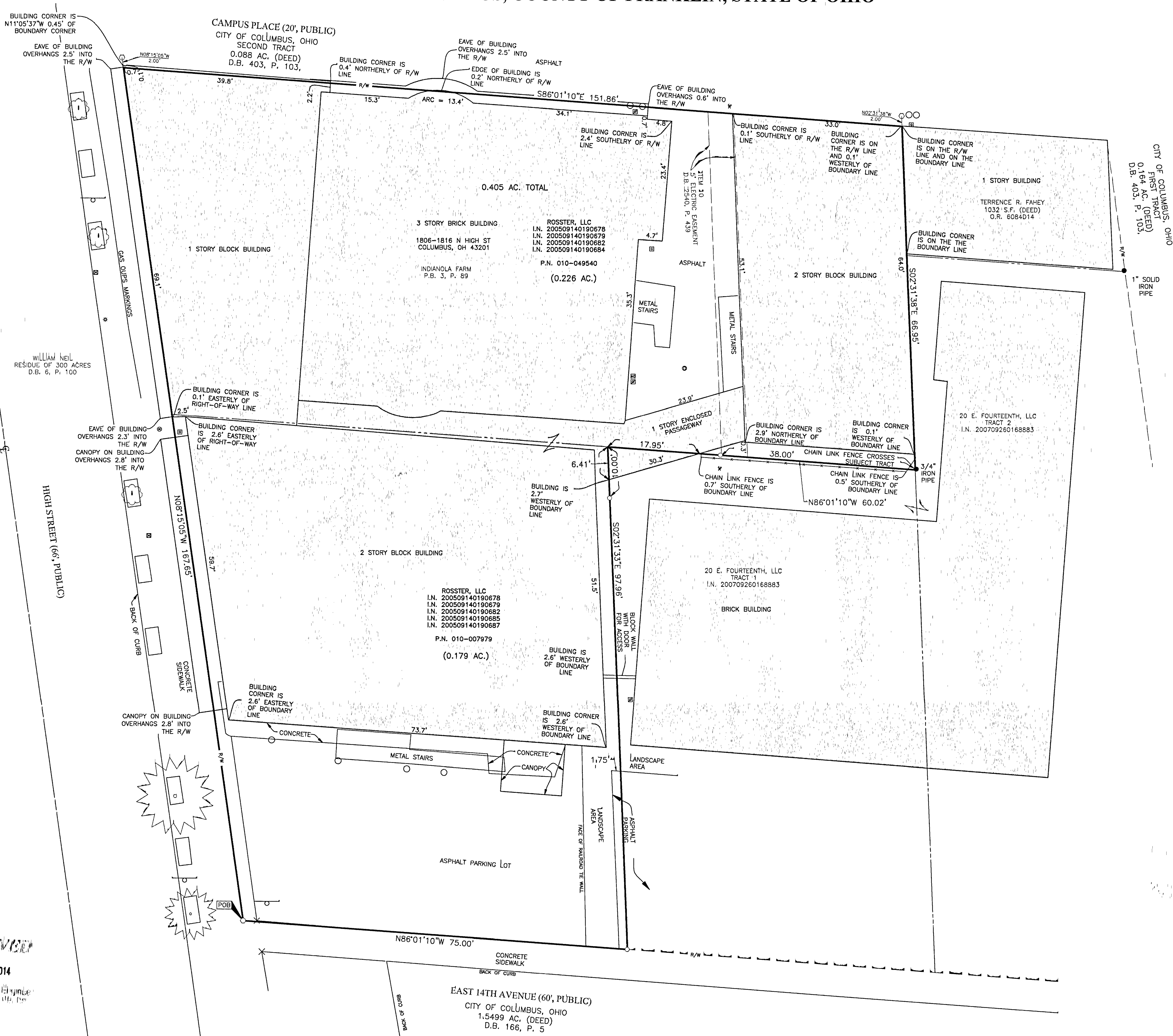
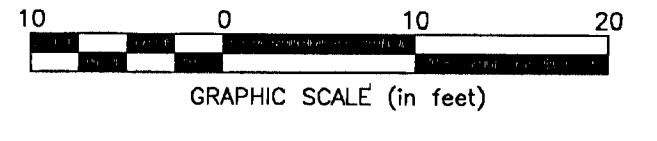
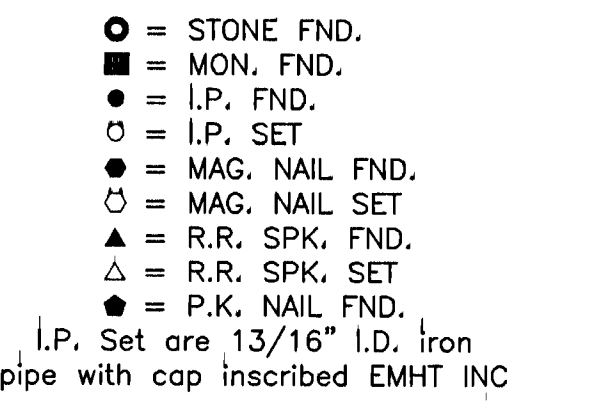
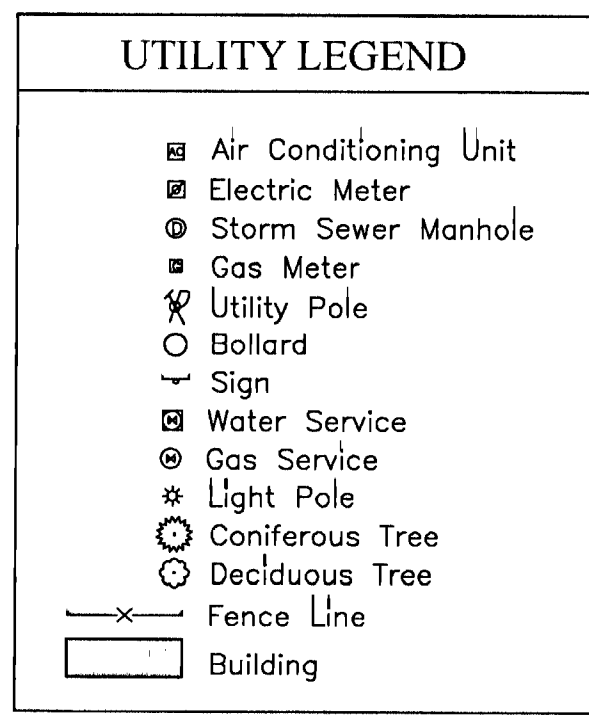
thence South 02° 31' 33" East, with the westerly line of said Tract 1 (passing a reference iron pin set at 10.00 feet), a distance of 97.96 feet to an iron pin set at a southwesterly corner thereof, in the northerly right-of-way line of East Fourteenth Avenue;

thence North 86° 01' 10" West, with said northerly right-of-way line, a distance of 75.00 feet, to the *Point of Beginning*, containing 0.405 acre, more or less, of which 0.226 acre is within Parcel Number 010-049540 and 0.179 acre is within Parcel Number 010-007979.

**FEMA NOTE:**  
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0307K (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).

**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 per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments RINGLE and COC 4-83 established by the Franklin County Engineering Department. The portion of the centerline of East Fifteenth (15th) Avenue, having a bearing of South 86° 01' 10" East is designated the "basis of bearing" for this survey.



NOV 20 2014

- Schedule B II Items from Title Commitment No. 01032-13599 issued by Stewart Title Guaranty Company with an effective date of October 14, 2014 at 8:00 A.M.
- Items 1-9 NOT SURVEY RELATED ITEMS.
  - Item 10 Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 2540, Page 439. 5' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
  - Item 11 NOT A SURVEY RELATED ITEM.

- TABLE A OPTIONAL ITEM NOTES:**
- 6(b). Zoning information not made available at the time of the survey.
  - 9. No marked parking spaces on the subject tract.
  - 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.
  - 19. Per review of the United States Fish & Wildlife Service National Wetlands Inventory, there are no wetlands located on the subject tract.
  - 21. EMH&T maintains a Professional Liability Insurance Policy which meets the required amount of \$1,000,000.

**NOTE:**  
Ereochments as shown hereon.

**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.

**CERTIFICATION:** Commitment No. 01032-13599  
To: Rosster, LLC, and 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, 2, 3, 4, 6(b), 7(a), 8, 9, 11(a), 13, 16, 17, 18, 19, and 21 of Table A thereof. Field work was completed in November 2014.

By: 11/21/2014  
Date  
Joshua M. Meyer  
Professional Surveyor No. 8485

		Date: November 21, 2014
		Scale: 1" = 10'
Evans, Mechwart, Hamblen & Tilton, Inc. Engineers + Surveyors + Planners + Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		Job No: 2014-1726
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION
SHG	11/20/14	ADD INFORMATION PER FRANKLIN COUNTY ENGINEER'S OFFICE