ALTA/ACSM LAND TITLE SURVEY

VIRGINIA MILITARY SURVEY NO. 1383

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Schedule BII Items from Title Commitment No. 14201-UT issued by Unity Title, LLC with an effective date of March 4, 2015 at 7:30 A.M.

Items 1-12 NOT SURVEY RELATED ITEMS.

Item 13 Easement granted to Ohio Bell Telephone Company, recorded in Deed Book 854, Page 477. LOCATION OF EASEMENTS CAN NOT BE LOCATED FROM DESCRIPTION PROVIDED.

Item 14 Easement granted to Ohio Bell Telephone Company, recorded in Deed Book 1033, Page 289. NOT LOCATED ON THE SUBJECT PARCEL.

Item 15 Easement granted to Ohio Bell Telephone Company, recorded in Deed Book 1033, Page 441. NOT LOCATED ON THE SUBJECT PARCEL.

Item 16 Easement granted to Columbus and Southern Ohio Electric Company, recorded in Deed Book 1286, Page 168. EASEMENT IS LOCATED ALONG THE WEST ROAD LINE OF HOOVER ROAD, WITHIN THE HIGHWAY LIMITS, AS APPROXIMATELY SHOWN HEREIN; NO WIDTH GIVEN.

Item 17 Easement granted to Columbus and Southern Ohio Electric Company, recorded in Deed Book 3684, Page 10. 5' EASEMENT'S ARE LOCATED ON SUBJECT PARCEL AS SHOWN HEREIN.

Item 18 Easement granted to City of Grove City, recorded in Instrument No. 2003009020276104. 40' EASEMENT IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREIN.

Items 19-31 NOT SURVEY RELATED ITEMS.

DESCRIPTION OF RECORD

0.844 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, and being part of Virginia Military Survey Number 1383 and being parcel one of an unrecorded plat of four parcels, surveyed by John E. Statimiller, R.S. Number 3090 in April of 1987, and being 0.844 acres out of a 20.132 acre tract conveyed to Vera C. Pestel by certificate of transfer as recorded in Official Record 291F10 (tax parcel number 180-4955) in the Franklin County Recorders office, and being more particularly described as follows:

Beginning for reference at a Franklin County Engineers monument box designated 4480 at the centerline intersection of Orders Road (Township road 264), and Hoover Road (Township road 262); thence, withe the centerline of said Hoover Road, North 04° 45' 00" East, (passing the south line of said 20.132 acre tract at 1095.48') a total distance of 1475.12' to a P.K. nail set in said centerline at the true point of beginning;

thence, leaving said centerline, North 83° 21' West, passing an iron pin set at 30.02' a total distance of 300.16' to an iron pin found;

thence, parallel to the centerline of said Hoover Road, North 4° 45' East, 120.00' to an iron pin found at the southwest corner of a 0.844 acre tract (parcel two of said unrecorded plat) conveyed to Emery and Carolyn Day Pestel in Deed Book 3461, page 274;

thence, with the south line of said 0.844 acre tract, South 84° 18' 12" East, passing an iron pin found at 270.04' a total distance of 300.05' to a P.K. nail set in the centerline of said Hoover Road;

thence, with the centerline of said Hoover Road, South 04° 45' West, 125.00' to the pint of beginning and containing 0.844 acres of land more or less and being subject to all easements, restrictions and rights-of-way (if any) of previous record.

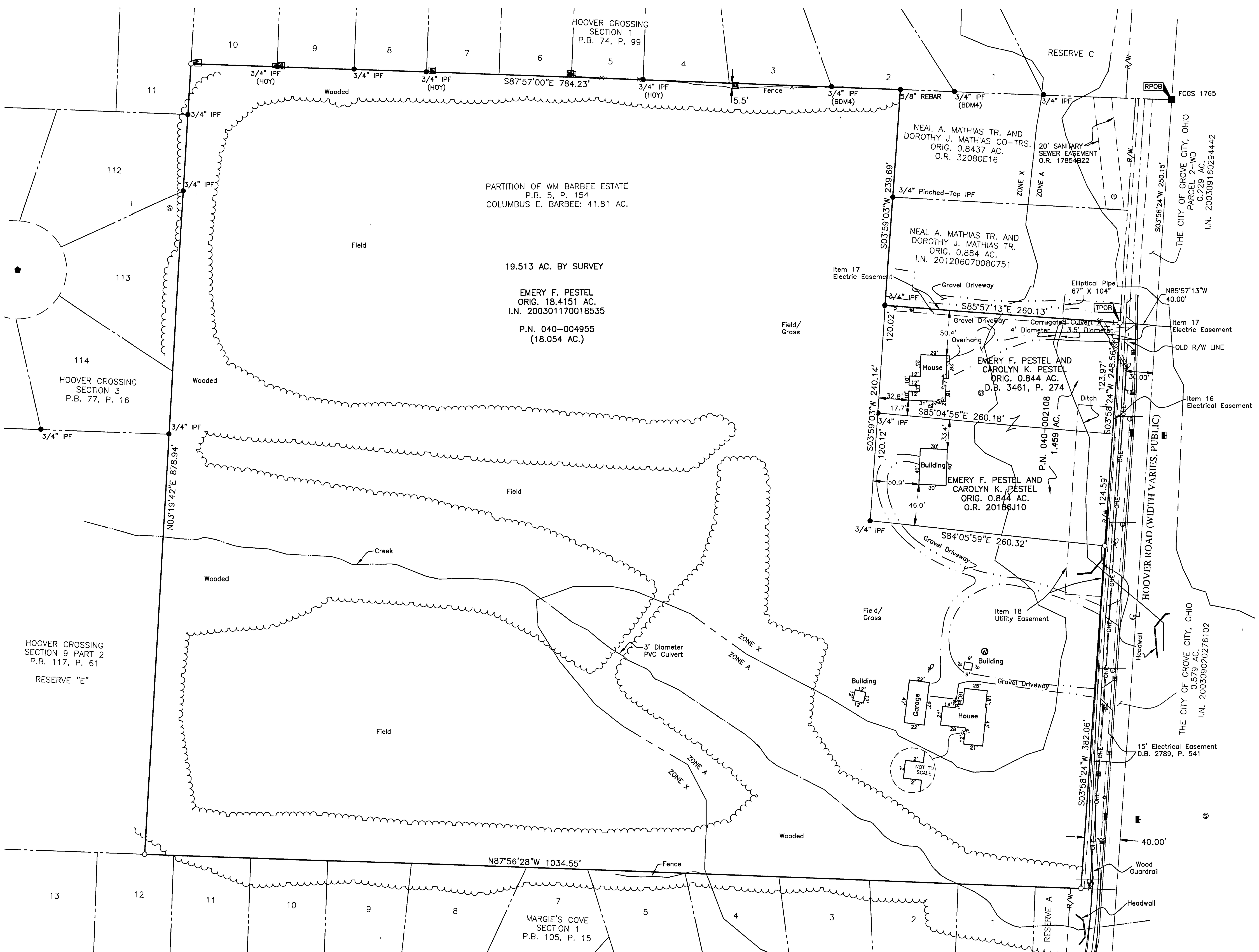
This description was prepared from an actual survey of the premises preformed in March of 1992. The basis of bearing is the centerline of Hoover Road as described in the description of said 0.844 acre tract in Deed Book 3461, page 274 and is for the determination of angles only.

DESCRIPTION OF RECORD

0.844 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Militray Survey 1383, and being 0.844 acres of land out of the east side of a 21.82 acre tract of land as conveyed to E.M. and V. C. Pestel as of record in Deed Book 1250, page 78, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a spike in the center line of Hoover Road, said spike bears N 4° 45' E, approximately 1600.90 feet from the intersecting center lines of Orders Road and said Hoover Road and also bears S 4° 45' W, a distance of 375.00 feet from the northeast corner of said 21.82 acre tract; thence N 64° 18' 22" W, 300.05 feet to an iron pin passing an iron pin at 30.01 feet in the westerly right-of-way line of said Hoover Road; thence N 4° 45' E, parallel with the center line of said Hoover Road, 120.00 feet to an iron pin; thence S 85° 14' 30" E, 300.00 feet to a spike in the center line of said Hoover Road, passing an iron pin at 270.00 feet in the westerly right-of-way line of said Hoover Road; thence S 4° 45' W, with the center line of said Hoover Road 125.00 feet to the place of beginning containing 0.844 acres of land more or less subject to all legal highways and easements.



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

DESCRIPTION OF RECORD

18.4151 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City and bounded and described as follows:

Being a part of Virginia Military Survey No. 1383 and also being all of the Vera C. Pestel property as described in Deed 09291 F 10 of the Franklin County Deed Records and being more particularly bounded and described as follows:

Beginning at a Franklin County Monument No. 4480, said monument marks the intersection of the centerline of Orders Road and the centerline of Old Hoover Road; thence N 04 degrees 45 minutes 00 seconds E 1095.51 feet, along the centerline of Old Hoover Road, to an iron pipe found; said iron pipe being the True Place of Beginning of the herein described tract.

Thence N 87 degrees 11 minutes 36 seconds W 1074.51 feet, along the north line of the Richard W. Witteman property (03361 J 14) and the south line of the aforementioned Pestel property, passing an iron pin set at 30.00 feet, to an iron pipe found.

Thence N 04 degrees 05 minutes 34 seconds E 468.14 feet, along the east line of the Haughn Road Association (15235 E 08) and the west line of the aforementioned Pestel property, to an iron pipe found.

Thence N 04 degrees 07 minutes 51 seconds E 411.56 feet, along the east line of Hoover Crossing No. 3 (P.B. 77 Pg. 16) and Hoover Crossing No. 1 (P.B. 74 Pg. 99), to an iron pipe found.

Thence S 87 degrees 10 minutes 17 seconds E 784.16 feet, along the south line of Hoover Crossing No. 1 and the north line of the aforementioned Pestel property, to an iron pipe found.

Thence S 04 degrees 45 minutes 24 seconds W 479.88 feet, along the west line of the following three properties; Neal A. & Dorothy J. Mathias (32080 E16), Gary L. Pace (12870 B18), Emory F. & Carolyn K. Pestel (Vol. 3461 Pg. 274), to an iron pipe found.

Thence S 83 degrees 19 minutes 38 seconds E 300.22 feet, along the south line of the Emory F. & Carolyn K. Pestel property and passing an iron pipe found at 270.03, to a point in the centerline of Hoover Road.

Thence S 04 degrees 45 minutes 00 seconds W 379.54 feet, along the centerline of Hoover Road, to the True Place of Beginning, containing 18.4151 acres.

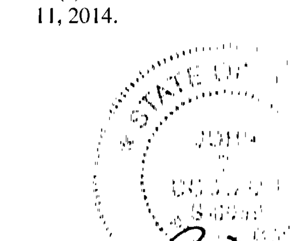
Subject to all legal and existing right of ways, easements, leases, conditions, and regulations of record. All iron pins set are 5/8" x 30" rebar with an identification cap. The bearing are based on the centerline of Hoover Road (N 04 degrees 45 minutes 00 seconds E) as described in D.B. 3608 Pg. 1, Franklin County Recorders Office.

The above description was prepared by Malcom A. Grove and based on a survey made by same in October, 1997.

CERTIFICATION: Commitment No. 14201-UT

To: Epcon Hoover, LLC, Heartland Bank, its succcessors and assigns, Epcon Communities, Inc., Emery F. Pestel and Carolyn Kay Pestel, Talon Title Agency, LLC, Unity Title, LLC, First American Title Insurance 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, 7(a), 8, 9, 11(a) and 13 of Table A thereof. Field work was completed on December 11, 2014.



By [signature] 03/19/2015

John C. Dodgion, Date

Professional Surveyor No. 8069

- ● = STONE FND.
- ■ = MON. FND.
- ● = I.P. FND.
- ○ = 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

60' 0 60' 120'

GRAPHIC SCALE (in feet)

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.

BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System NAD83, NSRS2007. A bearing of North 87° 56' 28" West was held for the north line of Margie's Cove Section 1 recorded in Plat Book 105, Page 15.

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

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0402 K (dated June 17, 2008), the subject tract shown hereon lies within Zone A and Zone X (no field survey was conducted to determine these Zones).

UTILITY LEGEND

= Utility Pole	= Sign
= Power Pole	= Mail Box
= Light Pole	= Curb Inlet
= Electric Transformer	= Sanitary Manhole
= Fire Hydrant	= Fence
= Water Valve	= Tree Line
= Water Service	= Centerline
= Water Well	—R/W— = Right of Way Line
= Cable TV Pedestal	= Landhook
= Guy Wire w/Anchor	= Septic Tank Lid
= Air Condition Unit	= Guy Pole
= Satellite TV Dish	—OHE— = Overhead Electric

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:	March 18, 2015
Scale:	1" = 60'
Job No:	2014-1544
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

J:\20141544\DWG\04SHEETS\ALTA\20141544-VS-ALTA.DWG plotted by DODGION, JOHN on 3/18/2015 12:14:33 PM last saved by JDODGION on 3/18/2015 12:12:53 PM Xrefs: