

DESCRIPTION

DESCRIPTION OF
538.437 ACRE TRACT
NORTH & SOUTH OF SCIOTO & DARBY CREEK ROAD
WEST OF ELLIOT ROAD
BROWN TOWNSHIP, FRANKLIN COUNTY, OHIO
CANTON TOWNSHIP, MADISON COUNTY, OHIO

Situate in the State of Ohio, Franklin County, Brown Township, Madison County, Canton Township, lying in Virginia Military Survey Numbers 5985, 6640 and 7693 and being the residual of that original 512.123 acre tract (Tract 1) and south (Tract 2) of Scioto & Darby Creek Road, as conveyed to Hill Distributing Company by deed of record in Official Record 26507 D06 (Franklin County) and Official Record Volume 5, Page 826 (Madison County). All records herein are from the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Tract 1 North of Scioto & Darby Creek Road
Beginning at Franklin County Engineer's Geodetic Control Monument 6644 found at an angle point in Langton Road (Township Road 152, 60 feet in width) and being at a corner common to Virginia Military Survey Numbers 6640, 7693 and 1443, and being a corner common to that 6.260 acre tract as conveyed to Nancy R. Sutton by deed of record in Instrument Number 200505020082120;

Thence North 32°40'07" West a distance of 2099.30 feet, along the centerline of Langton Road and along the line common to that 0.89 acre tract as conveyed to Anita K. Norris by deed of record in Instrument Number 20071010177052; that 1.41 acre tract as conveyed to Patricia M. Dawson by deed of record in Official Record 825 A15, that 7.722 and 7.002 acre tracts as conveyed to Philip T. Paul by deed of record in Official Record 13744 A19, that 0.714 acre tract as conveyed to Betty J. Helick by deed of record in Instrument Number 200902020143343, that 0.714 and 1.758 acre tracts as conveyed to Ernest C. Davis by deed of record in Deed Book 3222, Page 599; that 5.489 acre tract as conveyed to Stanley A. Lewis by deed of record in Instrument Number 199805040107125, that 0.546 acre tract as conveyed to Charles D. Sloan by deed of record in Instrument Number 200506040112020; that 2.500 acre tract as conveyed to Beatrice L. Green by deed of record in Instrument Number 20100608081635, that 10.115 acre tract as conveyed to Deborah Marie Carley, Trustee and James Peete IV Carley, Trustee by deed of record in Instrument Number 2015102015263, that 2 acre tract as conveyed to J. Robert Sweeney and Greenway Sweeney by deed of record in Deed Book 2932, Page 175, that 5 acre tract as conveyed to Paula E. Julian by deed of record in Instrument Number 201005050545428, to Franklin County Engineer's Geodetic Control Monument 6439 on the line common to Virginia Military Surveys 7693 and 2599 and being the northwesterly corner of said original 594.123 acre tract;

Thence North 57°39'14" East a distance of 2029.27 feet, along the line common to said Virginia Military Surveys 7693 and 2599, the line common to that 27.094 acre tract as conveyed to Thomas A. Coughlin and Nicholas J. Coughlin by deed of record in Instrument Number 20150806108900 and that 172.86 acre tract as conveyed to Thomas A. Coughlin and Nicholas J. Coughlin by deeds of records in Official Record 307, Page 2012 and Official Record 307, Page 2016 (both from Madison County Recorder's Office), crossing into Madison County at 1644.89 feet, to a wood fence post with a magnetic nail found at an angle point in the Virginia Military Survey line;

Thence North 56°57'41" East a distance of 1610.77 feet, continuing with the line common to Virginia Military Surveys 7693 and 2599, the line common to that 27.094 acre tract as conveyed to Thomas A. Coughlin and Nicholas J. Coughlin by deed of record in Instrument Number 20150806108900; that 25 acre tract as conveyed to Ester A. Buga, et al. by deed of record in Deed Book 3577, Page 804, Official Record 17996 G01, Instrument Number 200410074539 and Instrument Number 20107101011625 and crossing back into Franklin County at 147.78 feet, passing a 5/8 inch rebar set found at 1555.77 feet, to a wooden fence post found at the northwesterly corner of that 33 acre tract as conveyed to Ester A. Buga, et al. by deed of record in Deed Book 3577, Page 804, Official Record 17996 G01, Instrument Number 200410074539 and Instrument Number 20107101011625;

Thence South 33°10'33" East a distance of 2344.80 feet, along the line common to said 33 acre tract, that 48.012 acre tract as conveyed to Elliot Road, LLC by deed of record in Instrument Number 1999030303492 and that 18.231 acre tract as conveyed to Terrence D. Evman by deed of record in Deed Book 3515, Page 680, to a 3/4 inch iron pipe found at the southwesterly corner of said 18.231 acre tract;

Thence North 61°13'16" East a distance of 1904.22 feet, along the southerly line of said 18.231 acre tract to a magnetic nail set on the centerline of Elliot Road (Township Road 38, 40 feet in width);

Thence South 37°43'24" East a distance of 25.31 feet, along the centerline of said Elliot Road to Franklin County Engineer's Geodetic Control Monument 6639 found at an angle point on the centerline of Elliot Road and being on the line common to Virginia Military Surveys 7693 and 6640, and being a corner common to that 56.10 acre tract as conveyed to Elliot, LLC by deed of record in Instrument Number 20030120021869 and the northwesterly corner of that 84 acre tract as conveyed to Karen R. Bright, Trustee by deed of record in Instrument Number 2011040001993;

Thence the following three courses and distances along the lines common to said 84 acre tract:

- 1. South 61°27'09" West a distance of 1334.39 feet, to a 3/4 inch iron pipe set;
- 2. South 04°47'04" West a distance of 2528.02 feet, to a point referenced by a 3/4 inch iron pipe found, 0.15 feet east;
- 3. South 83°33'32" East a distance of 1347.05 feet, to a magnetic nail set on the centerline of Elliot Road;

Thence North 08°53'09" East a distance of 1035.95 feet, along the centerline of Elliot Road, the line common to that 9.99 acre tract as conveyed to Elliot Road Land Development, LLC by deed of record in Instrument Number 20104020100664, that 5.028 acre tract as conveyed to Craig R. Shummon by deed of record in Instrument Number 199912030299262, that 5.028 acre tract as conveyed to Catherine C. Windtzy by deed of record in Instrument Number 20050905020841, that 2.527 acre tract as conveyed to Ryan J. McPherson and Lynn V. Gauthier by deed of record in Instrument Number 20110811010355, that 0.72 acre tract as conveyed to Robert C. Bates by deed of record in Instrument Number 201304020053863, that 0.47 acre tract as conveyed to Catherine A. Costum by deed of record in Instrument Number 2004020402005595, that 0.47 acre tract as conveyed to Robert Barclay and Angela Barclay by deed of record in Instrument Number 20030813025571 and that 0.47 acre tract as conveyed to Joan C. Shultz-Shoy by affidavit of record in Instrument Number 201205150067921, to a magnetic nail set at the northwesterly corner of Parcel 34-WD-1, as conveyed to Franklin County Commissioners by deed of record in Instrument Number 200505020082120;

Thence the following seven courses and distances along said Parcel 34-WD-1, the northerly right of way line of Scioto and Darby Creek Road (County Road 29, width varies) as established in right of way plan FRA-CR-29-0-27:

- 1. South 83°06'51" West a distance of 30.00 feet, to a 3/4 inch iron pipe set;
- 2. South 00°19'28" West a distance of 303.58 feet, to a 5/8 inch rebar found with a cap stamped "Franklin County Engineer";
- 3. South 12°12'48" West a distance of 50.00 feet, to a 3/4 inch iron pipe set;
- 4. North 74°47'14" West a distance of 291.82 feet, to a 5/8 inch rebar found with a cap stamped "Franklin County Engineer";
- 5. Along a curve to the left with a delta angle of 11°56'58", a radius of 1472.40 feet, an arc length of 307.08 feet, with a chord bearing North 83°45'43" West and a chord length of 306.52 feet, to a 3/4 inch rebar found with a cap stamped "Franklin County Engineer";
- 6. North 82°44'12" West a distance of 1947.83 feet, to a 5/8 inch rebar found with a cap stamped "Franklin County Engineer";
- 7. North 84°23'32" West a distance of 224.58 feet, to a 5/8 inch rebar found with a cap stamped "Franklin County Engineer" at the southeasterly corner of that 47.211 acre tract as conveyed to Sidney D. Griffith, Jr. and Leigh Ann Griffith by deed of record in Instrument Number 199805150119355;

Thence the following three courses and distances along the lines common to said 47.211 acre tract and that 2.789 acre tract as conveyed to Sidney D. Griffith, Jr. and Leigh Ann Griffith by deed of record in Instrument Number 199805150119355:

- 1. North 00°46'12" West a distance of 1491.09 feet, to a 3/4 inch iron pipe found with a cap stamped "Hookaden";
- 2. North 89°14'02" West a distance of 1457.07 feet, to a 3/4 inch iron pipe found with a cap stamped "Hookaden";
- 3. South 02°48'27" East a distance of 1323.56 feet, to a 5/8 inch rebar found with a cap stamped "Franklin County Engineer" on the northerly right of way line of Scioto and Darby Creek Road as established as Parcel 34-WD by deed of record in Instrument Number 2005020008120;

Thence the following five courses and distances along the northerly right of way line of Scioto and Darby Creek Road:

- 1. North 82°58'24" West a distance of 450.90 feet, to a 3/4 inch iron pipe set;
 - 2. North 82°58'31" West a distance of 461.31 feet, to a 5/8 inch rebar found with a cap stamped "Franklin County Engineer";
 - 3. North 13°55'39" West a distance of 68.33 feet, to a 5/8 inch rebar found with a cap stamped "Franklin County Engineer";
 - 4. North 03°25'55" West a distance of 150.00 feet, to a 3/4 inch iron pipe set;
 - 5. North 86°34'04" West a distance of 30.00 feet, to a magnetic nail set on the centerline of Langton Road;
- Thence North 02°25'58" West a distance of 1282.07 feet, along the centerline of Langton Road to the Point of Beginning, containing 423.662 acres, more or less, of which the present roads occupy 2.822 acres leaving 420.840 acres net and being subject to all easements, restrictions and rights of way of record. 1.566 acres lies in Madison County Tax Parcel Number 01-00699.00 and 422.099 acres lies in Franklin County Tax Parcel 120-000335.

Tract 2 South of Scioto & Darby Creek Road
Begin, for reference at Franklin County Engineer's Geodetic Control Monument 1859 found on the centerline of Scioto and Darby Creek Road;

Thence South 33°10'33" East a distance of 51.32 feet, along the easterly line of Parcel 34-WD as conveyed to Franklin County Commissioners by deed of record in Instrument Number 200505020082120, to a 5/8 inch rebar found with a cap stamped "Franklin County Engineer" at a corner common to 36-WD as conveyed to Franklin County Commissioners by deed of record in Instrument Number 200501120008128 and being on the northerly right of way line of Scioto and Darby Creek Road and being the True Point of Beginning;

Thence South 33°10'33" East a distance of 2877.90 feet, along the westerly line of that 83.437 acre tract as conveyed to Joan Fry by deed of record in Instrument Number 20150903035069, to a 3/4 inch iron pipe found with a cap stamped "R 2 ZANDE" at the northwesterly corner of that 109.558 acre tract as conveyed to Fisher Residential Columbus, LLC by deed of record in Instrument Number 201308030148597;

Thence South 52°35'48" West a distance of 1423.17 feet, along the northerly line of said 109.558 acre tract to a 3/4 inch iron pipe found on the easterly line of that 24.115 acre tract as conveyed to Ronald K. Conin and Constance L. Waskley, Trustees by deed of record in Instrument Number 20070503009140;

Thence North 33°43'21" West a distance of 688.86 feet, to a 3/4 inch iron pipe found at the corner common to said 24.115 acre tract and that 238.192 acre tract (Parcel One) as conveyed to The Huntington National Bank, Trustee by deed of record in Official Record 3556 G11 and 31-WD-1 as conveyed to Franklin County Commissioners by deed of record in Instrument Number 20041117020964;

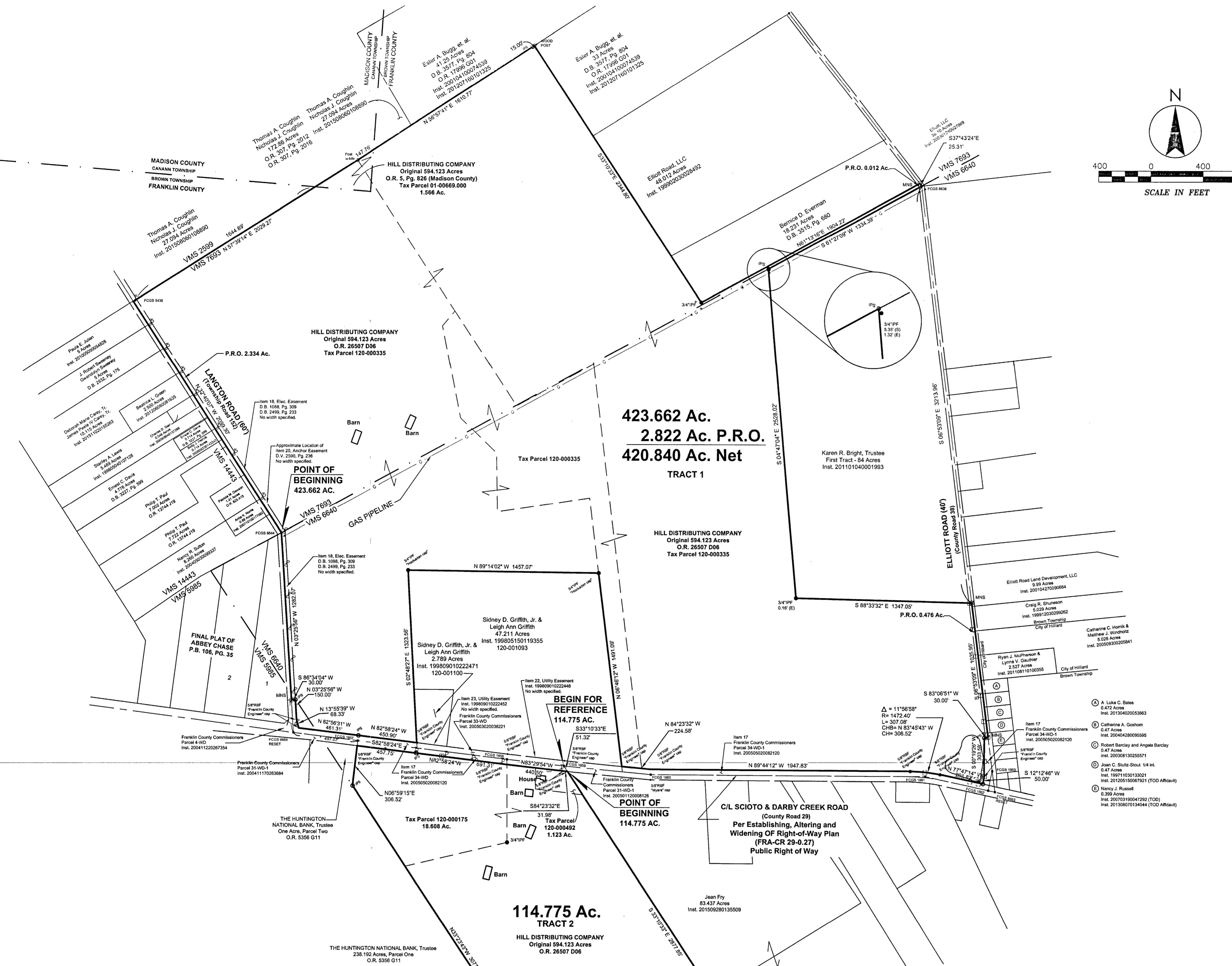
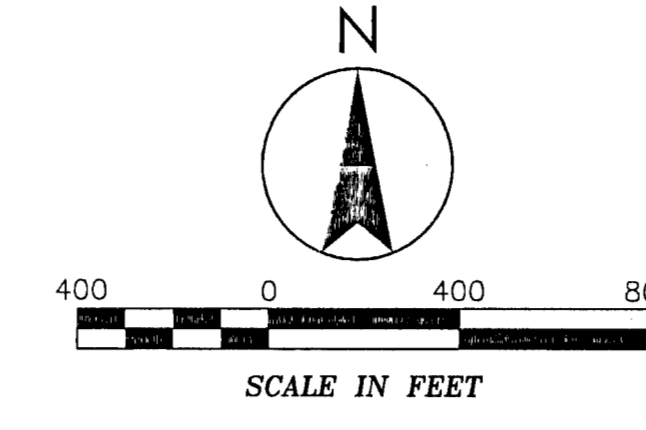
Thence North 33°23'45" West a distance of 3077.96 feet, along the line common to said 238.192 acre tract, to a 3/4 inch iron pipe set at a corner common to that 1 acre (Parcel 2) as conveyed to The Huntington National Bank, Trustee by deed of record in Official Record 3556 G11;

Thence North 06°59'15" East a distance of 306.52 feet, along the line common to said 1 acre tract to a 5/8 inch rebar found with a cap stamped "Franklin County Engineer" on the southerly right of way of Scioto and Darby Creek Road;

Thence the following four courses and distances along the southerly right of way of Scioto and Darby Creek Road:

- 1. South 82°58'24" East a distance of 457.75 feet, to 3/4 inch iron pipe set;
- 2. South 82°58'24" East a distance of 691.31 feet, to a 5/8 inch rebar found with a cap stamped "Franklin County Engineer";
- 3. South 83°29'54" East a distance of 440.50 feet, to a 5/8 inch rebar found with a cap stamped "Franklin County Engineer";
- 4. South 84°23'32" East a distance of 31.98 feet, to the True Point of Beginning, containing 114.775 acres, more or less, and being subject to all easements, restrictions and rights of way of record. 16.808 acres lies in Franklin County Tax Parcel Number 120-000175, 95.044 acres lies in Franklin County Tax Parcel Number 120-000228 and 1.123 acres lies in Franklin County Tax Parcel Number 120-000492;

The total acreage for Tracts 1 and 2 is 538.437 acres, more or less.



423.662 Ac.
2.822 Ac. P.R.O.
420.840 Ac. Net
TRACT 1

114.775 Ac.
TRACT 2

LEGEND table with symbols for IRP, IFF, RRSS, etc. and TREE LEGEND with symbols for Deciduous trees and Coniferous trees.

BEARING OF BEARINGS:
The bearings shown hereon are based on the grid bearing of North 03°25'58" West between Franklin County Engineer's Monuments FCGS 6664, RESET and FCGS 6644 as determined by a GPS network of field observations performed in October 2015, (State Plane Coordinate System, South Zone, NAD 83 (NRSR 2007).

FLOOD NOTE:
The subject property lies in Zone X (area determined to be outside the 500 year flood plain), as determined by graphic interpolation from the Flood Insurance Rate Maps (FIRM), Numbers 39049C0137 K and 39049C0140 K, with an effective date of June 17, 2008, published by the Federal Emergency Management Agency.

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

CERTIFICATION:
To: MH Homes of Central Ohio, 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 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), 9, 11(a), 13 and 14 of Table A thereof. The field work was completed in September 2015.

STANTEC CONSULTING SERVICES INC.
Robert J. Sands
Professional Surveyor No. S-8053

ALTA/ACSM LAND TITLE SURVEY OF
538.437 ACRES
LYING IN

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF BROWN
SURVEYS 5985, 6640 AND 7693
VIRGINIA MILITARY DISTRICT

Scale: 1 inch = 400 Feet
Date: November, 2015
PREPARED BY:

1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4382 F-800-340-2743
FAX (614) 486-4387

Stantec SHEET 1 OF 1

NOTES PER TITLE COMMITMENT:
The following item numbers are per Schedule B - Section 2 of the title commitment issued by Stewart Title Guaranty Company, Number 01032-15983 with an effective date of April 17, 2015 at 8:00 A.M. Encumbrances recorded after April 17, 2015 are not shown on this plat.

- 17. Warranty Deed for Road Right of Way to Franklin County Commissioners of record in Instrument Number 200505020082120. (As to Parcels I, II, III, IV, VI and VII) Affects the original tracts and is shown. According to the County Engineer's Office the right of way is for public use.
- 18. Electric Easement granted to Ohio-Midland Light and Power Company of record in Deed Book 1088, Page 309. (As to Parcels I, II and III) As assigned to Columbus and Southern Ohio Electric Company of record in Deed Book 2449, Page 235. Affects the subject parcels but cannot be platted, no width or location specified.
- 19. Right of Way Easement granted to Sinclair Refining Company of record in Deed Book 1064, Page 335. (As to Parcels I, II and III). Affects the subject parcels but cannot be platted, no width or location specified.
- 20. Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 2590, Page 236. (As to Parcels I and III). Affects subject parcels but cannot be platted, no width specified.
- 21. Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 3528, Page 931. (As to Parcels I and III). Does not affect the subject tract.
- 22. Subject to, together with Covenant Regarding Utility Easements of record in Instrument No. 199809010222448. (As to Parcel II). Benefits the subject tract but cannot be platted, no width or exact location specified.
- 23. Subject to, together with Covenant Regarding Utility Easements of record in Instrument Number 199809010222452. (As to Parcel II). Benefits the subject tract but cannot be platted, no width or exact location specified.
- 24. Right of Way Easement granted to Sinclair Refining Company of record in Deed Book 1064, Page 323. (As to Parcel IV). Affects the subject parcels but cannot be platted, no width or location specified.
- 25. Right of Way Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 2584, page 404. (As to Parcels IV and V). Does not affect the subject parcels.

GENERAL NOTES:
1. This survey does not represent any easements that are not contained in Title Number 01032-15983.
2. This survey may not represent all underground utilities that may affect the subject parcel.
3. All record information obtained from the Franklin County Engineer's Office, Franklin County Recorder's Office and the Madison County Recorder's Office.
Pertinent Documents:
Previous Surveys
Recorded deeds as shown on survey
4. There are no gores, gaps, overlaps between adjacent parcels.
5. There are no encroachments.
6. The properties shown hereon have direct access to Langton Road, Elliot Road and Scioto & Darby Creek Road all public right of ways.