

State of Ohio, County of Franklin, City of Columbus Half Section 30, Township 5, Range 22 Refugee Lands

GENERAL PROPERTY INFORMATION

Owners of Record: Career Gateway Homes LLC
Tax Information: Land Use - 690, Exempt Property Owned by BOE
Tax District - 016, City of Columbus
School District - 2303, Columbus CSD
Current Tax PID#: 010-066731
Current Address: 760 Reinhard Avenue
Current Deed Reference: Inst. No. 20160425005387 (Rerecorded in 201604280052594)

APR 29 2016
Professional Land Surveyor
Brian P. Bingham

NRP Properties LLC

NEW PROPERTY DESCRIPTION

DESCRIPTION OF A 2.615 ACRE PARCEL
NORTH OF REINHARD AVE, EAST OF HEYL AVE, AND SOUTH OF WHITTIER AVE
Situating in the State of Ohio, County of Franklin, City of Columbus, being located in Half Section 30, Township 5, Range 22, Refugee Lands, being a part of Lots 5, 6, 7 and 8 of Philip Schmitt's Subdivision, as recorded in Plat Book 3, Page 107, being all of Lots 1, 2, 3 and 4 of George W. Rhode's Subdivision, as recorded in Plat Book 7, Page 382, being all of Lots 1 and 2, and part of Lot 3 of Mary A. Goddard's Subdivision, as recorded in Plat Book 10, Page 303, being all of an alley previously vacated by City of Columbus Ordinance Number 1316-55, all of which being described in a deed to Career Gateway Homes LLC, of record in Instrument Number 20160425005387 (Rerecorded in 201604280052594), all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

Commencing for reference at a MAG nail set on the existing centerline of right-of-way for Heyl Avenue (30' wide), as delineated originally on Schmitt's Subdivision, as recorded in Plat Book 1, Page 411, said point being the northwest corner of said Lot 6 (Schmitt's), being a southwest corner of said Lot 5 (Schmitt's), (reference the centerline of right-of-way for Whittier Street (60' wide) being North 03 degrees 49 minutes 15 seconds East at a distance of 42.23 feet);
Thence South 86 degrees 06 minutes 05 seconds East, along the north line of said Lot 6 and along the south line of said Lot 5 (Schmitt's), a distance of 15.00 feet to a MAG nail set on the existing east right-of-way line for Heyl Avenue, said MAG nail set being the TRUE POINT OF BEGINNING for this description;
Thence North 03 degrees 49 minutes 15 seconds East, along the existing east right-of-way line for Heyl Avenue and across said Lot 5 (Schmitt's), a distance of 12.15 feet to the intersection of the existing east right-of-way line for said Heyl Avenue and the existing south right-of-way for said Whittier Street;
Thence South 85 degrees 48 minutes 02 seconds East, along the existing south right-of-way line for said Whittier Street, continuing across said Lot 5 (Schmitt's) and along the north lines of said Lots 1, 2, 3 and 4 (Rhode's), a distance of 522.82 feet to a 1" iron pipe found at the northeast corner of said Lot 5 of said George W. Rhode's Subdivision, said Lot 5 being described in a deed to Beverly J. Butler-Burnam, of record in Official Record 34225A12;
Thence South 03 degrees 49 minutes 15 seconds West, along the east line of said Lot 4 and along the west line of said Lot 5 (Rhode's), a distance of 110.00 feet to an iron pin set on the existing north right-of-way line for a 15 foot wide alley, as dedicated in part by said Mary A. Goddard's Subdivision and in part by said George W. Rhode's Subdivision, said iron pin set being at the southeast corner of said Lot 4 (Rhode's), being at the southwest corner of said Lot 5 (Rhode's);
Thence North 85 degrees 48 minutes 02 seconds West, along the north line of said 15 foot wide alley and along the south lines of said Lots 2, 3 and 4 (Rhode's), a distance of 73.95 feet to an iron pin set at a northeast corner of that portion of said alley previously vacated by City of Columbus Ordinance Number 1316-55;
Thence South 03 degrees 49 minutes 15 seconds West, across said 15 foot wide alley and along an east line of said vacated portion, a distance of 15.00 feet to an iron pin set on the south line of said alley, said iron pin set being on the north line of said Lot 3 (Goddard's);
Thence South 85 degrees 48 minutes 02 seconds East, along the south line of said 15 foot wide alley and along the north lines of said Lots 1, 2 and 3 (Goddard's), a distance of 70.00 feet to an iron pin set on the existing north right-of-way line for Reinhard Avenue (40 feet wide), as originally delineated on said Schmitt's Subdivision, being on the south line of said Lot 3 (Goddard's);
Thence North 86 degrees 06 minutes 05 seconds West, along the existing north right-of-way line for said Reinhard Avenue, along the south lines of said Lots 1, 2 and 3 (Goddard's), across said Lots 7 and 8 (Schmitt's), a distance of 518.86 feet to a MAG nail set at the intersection of the existing north right-of-way line for said Reinhard Avenue and the existing east right-of-way line for said Heyl Avenue;
Thence North 03 degrees 49 minutes 15 seconds East, along the existing east right-of-way line for said Heyl Avenue, and across said Lots 6 and 7 (Schmitt's), a distance of 209.96 feet to the TRUE POINT OF BEGINNING for this description.
The above description contains a total area of 2.615 acres, being all of Franklin County Auditor's parcel number 010-066731.

Career Gateway Homes

760 Reinhard Ave. Columbus, Ohio

Bearings described herein are based on the bearing of South 85 degrees 48 minutes 02 seconds East for the south right-of-way line for Whittier Street, which is measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey tied to the ODOT VRS Network.
The above description was prepared on April 18, 2016 under the direct supervision of Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual field survey of the premises performed by American Structurepoint, Inc. and is true and correct to the best of my knowledge and belief.

SURVEYOR'S NOTES

- This plat of an ALTA/ACSM LAND TITLE SURVEY is based upon the Stewart Title Guaranty Company commitment for title insurance having Commitment No. 1728-COM, dated March 9, 2016, 7:59am, issued by Revere Title Agency, Inc..
- No comment is made regarding the following Exceptions in Schedule B - Section II of the commitment for title insurance: 1 thru 13.
- The purpose of this survey was to prepare an ALTA/ACSM Land Title Survey for the site.
- This plat of an ALTA/ACSM LAND TITLE SURVEY represents the conditions of the site on: February 3, 2016 (date of latest field activity). Initial field work was completed on August 3, 2015.
- The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community-Panel Number 39049C0328K (effective date June 17, 2008) of the National Flood Insurance Program indicates this site to be within Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain).
- According to the City of Columbus, Ohio Zoning Map, the subject site is zoned as LAR1 - Multi Family (as of January 27, 2015), with reference to zoning ordinance number 214-045. For complete zoning information and text, refer to the City of Columbus Zoning Codes and the above referenced zoning ordinances.
- An existing 6' chain link fence encroaches off the subject property near the northeast corner. No other encroachments were observed.
- There is direct physical access from the north line of the subject property to the existing south right-of-way line for Whittier Street, from the west line of the subject property to the existing right-of-way for Heyl Avenue, and from the south line of the subject property to the existing right-of-way for Reinhard Avenue.
- Discussion of certain ALTA Table A Items, relevant as of the date of latest field activity:
Item 16: No observed evidence of current earth moving work, building construction or building additions is present on site.
Item 17: I have not been made aware of any proposed changes to the public right-of-way width or location. There is no evidence of recent sidewalk construction.
Item 18: No observed evidence of site use as a solid waste dump, sump or sanitary landfill. Any observations reported or shown related to solid waste dumps, sumps or sanitary landfills are not based on specific training or knowledge in those subjects, but are rather based on a layperson's observations.
Item 19: No wetlands areas were delineated by appropriate authorities. This survey only certifies that the undersigned was not made aware of any wetlands.
Item 20: The undersigned has no knowledge of any offsite easements or servitudes which may benefit the subject property.

CERTIFIED BY

ISSUANCE INDEX

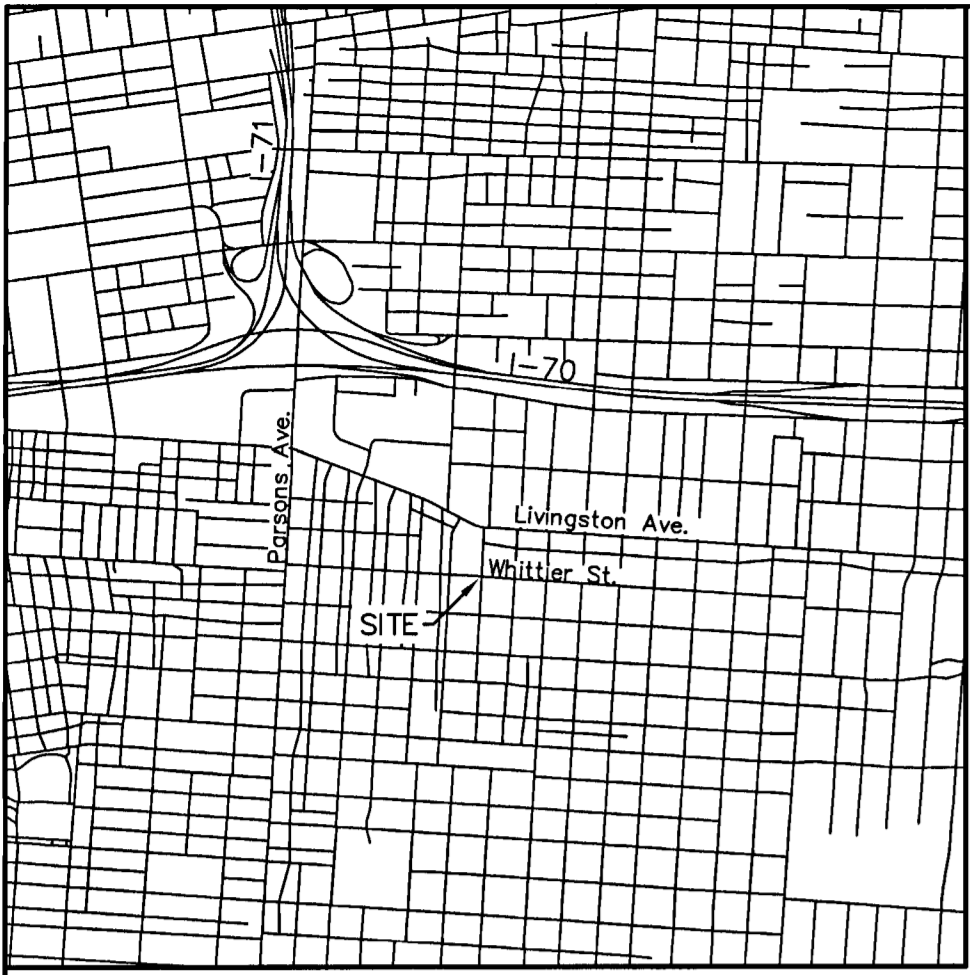
DATE:
04/28/2016

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

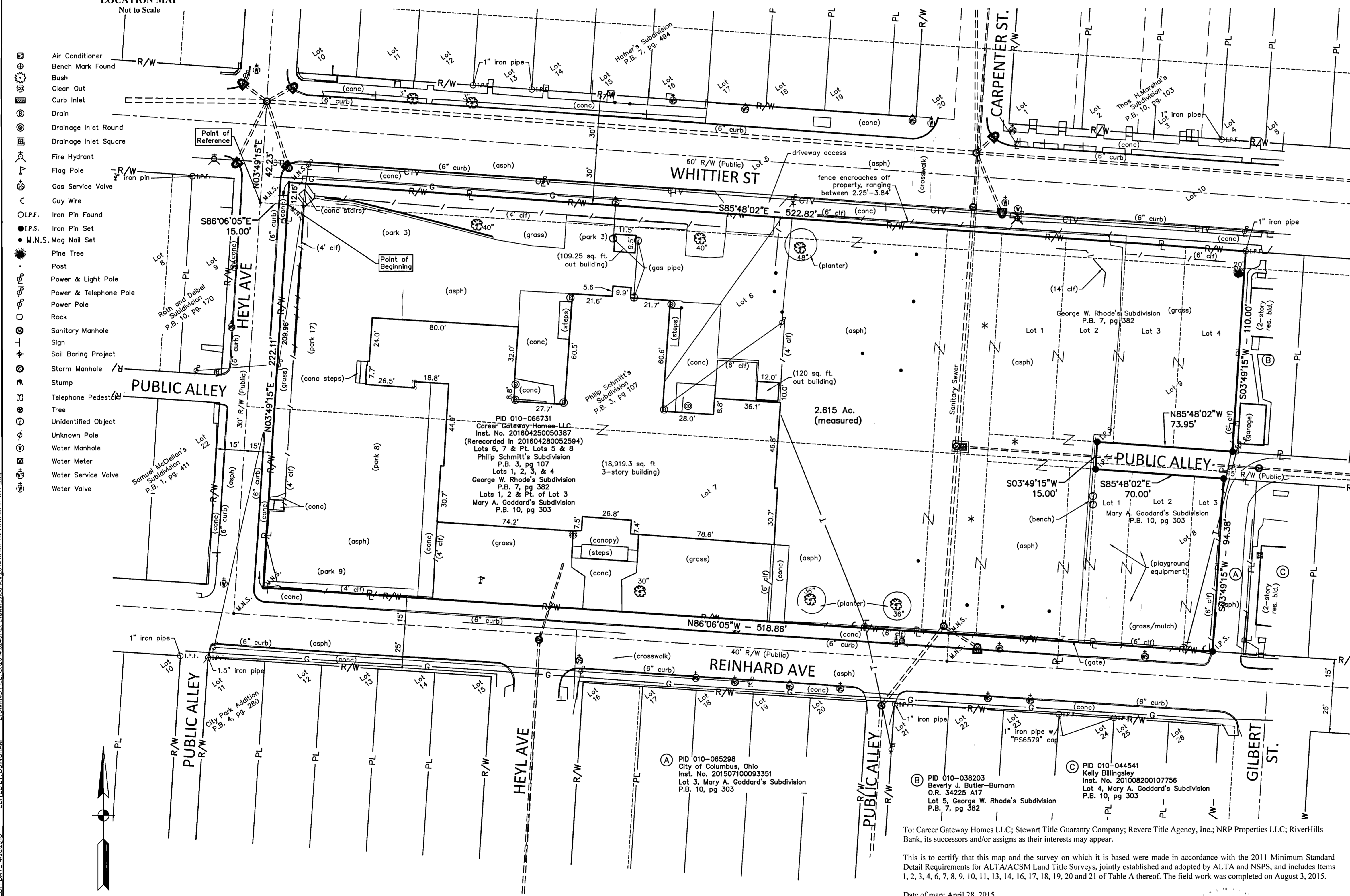
Project Number 2014.02437

ALTA/ACSM Land Title Survey



SCHEDULE A, EXHIBIT A (RECORD DESCRIPTION)
Parcel No. 1
Situating in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows:
Being Lots numbers Six and Seven (Nos. 6 & 7) of Philip Schmitt's Subdivision of Lots Nos. 19, 20 and 21 of Sam'l McClelland's Subdivision of part of Half Section 30, Township 5, Range 22, Refugee Lands, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 107, Recorder's Office, Franklin County, Ohio, being the same premises conveyed by Philip Schmitt and wife to said Frederick John Williams in Deed Book 184, pages 166 and 167, Recorder's Office, Franklin County, Ohio.
Also, the following part of Lot Number Five (No. 5) of said Philip Schmitt's Subdivision of Lots Nos. 19, 20 and 21 of Sam'l McClelland's Subdivision of part of Half Section 30, Township 5, Range 22, Refugee Lands as numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 107, Recorder's Office, Franklin County, Ohio; Beginning at a point in the east line of Heyl Avenue in the City of Columbus where said East line intersects the south line of Schiller Street in said City;
thence east with the said South line of Schiller Street 362 57/100 feet to the west line of a lane 30 feet wide;
thence with the West line of said lane south 10 36/100 feet to the north line of Lot No. 6 said Philip Schmitt's Subdivision;
thence west with the said line 362 57/100 feet to the east line of said Heyl Avenue, thence north 12 75/100 feet to the place of beginning, being all of that portion of said Lot Number Five situated south of Schiller Street, being the same premises conveyed by Ludwig Hufner and wife to said Frederick John Williams in Deed Book 236, page 188, Recorder's Office, Franklin County, Ohio.
Parcel No. 2
Situating in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows: Being Lot Number One (1) of Mary A. Goddard's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 10, page 303, Recorder's Office, Franklin County, Ohio.
Parcel No. 3
Situating in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows: Being Lot Number Two (2) of Mary A. Goddard's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 10, page 303, Recorder's Office, Franklin County, Ohio.
Parcel No. 4
Situating in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows: Being Lot Number Three (3) of Mary A. Goddard's Subdivision of part of Lot No. 8 of Philip Schmitt's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 10, page 303, Recorder's Office, Franklin County, Ohio.
Excepting therefrom the following described parcel of land:

Situating in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows: Being 18 feet off the east side of Lot Number Three (3) in Mary A. Goddard's Subdivision of part of Lot No. 8 of Philip Schmitt's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 10, page 303, Recorder's Office, Franklin County, Ohio.
Parcel No. 5
Situating in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows: Being Lot Number One (1) in George W. Rhode's Subdivision, as the said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 382, Recorder's Office, Franklin County, Ohio.
Parcel No. 6
Situating in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows: Being Lot Number Two (2) in George W. Rhode's Subdivision of Lot 9 and parts of Lots 8 and 10 of Philip Schmitt's Subdivision of Lots 19 to 21 of Sam'l McClelland's Subdivision in 1/2 Section 30, Township 5, Range 22, Refugee Lands, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 7, Page 382, Recorder's Office, Franklin County, Ohio.
Parcel No. 7
Situating in the City of Columbus, County of Franklin and State of Ohio: Being Lot Number Three (3) of George W. Rhode's Subdivision of Lot Nine (9) and parts of Lots eight and ten of Philip Schmitt's Subdivision of Lots Nineteen to Twenty-one of Samuel McClelland's Subdivision in 1/2 Section 30, Township 5, Range 22, Refugee Lands as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 382, Recorder's Office, Franklin County, Ohio.
Parcel No. 8
Situating in the City of Columbus, County of Franklin and State of Ohio: Being Lot Number Four (4) in George W. Rhode's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 382, Recorder's Office, Franklin County, Ohio.
Parcel No. 9
Situating in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows: Being forty-five (45) feet off the West end of Lot Number Eight (8) of Philip Schmitt's Subdivision as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 107, Recorder's Office, Franklin County, Ohio.
Parcel No. 10
Situating in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows: That vacated part of Carpenter Street, from Whittier Street to Reinhard Avenue, and the first alley north of Reinhard Avenue, from Carpenter Street to a point 20 feet west of the east line of Lot No. 1 of Mary A. Goddard's Subdivision as set forth in City Ordinance No. 1316-55.



- Air Conditioner
- Bench Mark Found
- Bush
- Clean Out
- Curb Inlet
- Drain
- Drainage Inlet Round
- Drainage Inlet Square
- Fire Hydrant
- Flag Pole
- Gas Service Valve
- Guy Wire
- Iron Pin Found
- I.P.S. Iron Pin Set
- M.N.S. Mag Nail Set
- Post
- Power & Light Pole
- Power & Telephone Pole
- Power Pole
- Rock
- Sanitary Manhole
- Sign
- Soil Boring Project
- Storm Manhole
- Stump
- Telephone Pedestal
- Tree
- Unidentified Object
- Unknown Pole
- Water Manhole
- Water Meter
- Water Service Valve
- Water Valve



BASIS FOR BEARINGS
The bearings described herein are based on the bearing of South 85 degrees 48 minutes 02 seconds East for the south right-of-way line for Whittier Street, which is measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey tied to the ODOT VRS network.

*Note: A utility easement in favor of City of Columbus remains over vacated right-of-way. Right-of-way vacated by City of Columbus Ord. No. 1316-55.

To: Career Gateway Homes LLC; Stewart Title Guaranty Company; Revere Title Agency, Inc.; NRP Properties LLC; RiverHills Bank, its successors and/or assigns as their interests may appear.

This is to certify that this map 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, 7, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on August 3, 2015.

Date of map: April 28, 2015
This document is not valid unless imprinted with a land surveyor's seal.

Brian P. Bingham
Professional Land Surveyor 8438
4/28/2016
Date

DRAWING FILE: D:\01\042437.D Dimensions: 2014.02437 SV: 2016.08.17 XP.dwg
EDITED BY: BENINGHAM
PLOT DATE: 4/28/2016 5:17 PM
PLOT SCALE: 1"=30'