

ALTA/NSPS LAND TITLE SURVEY

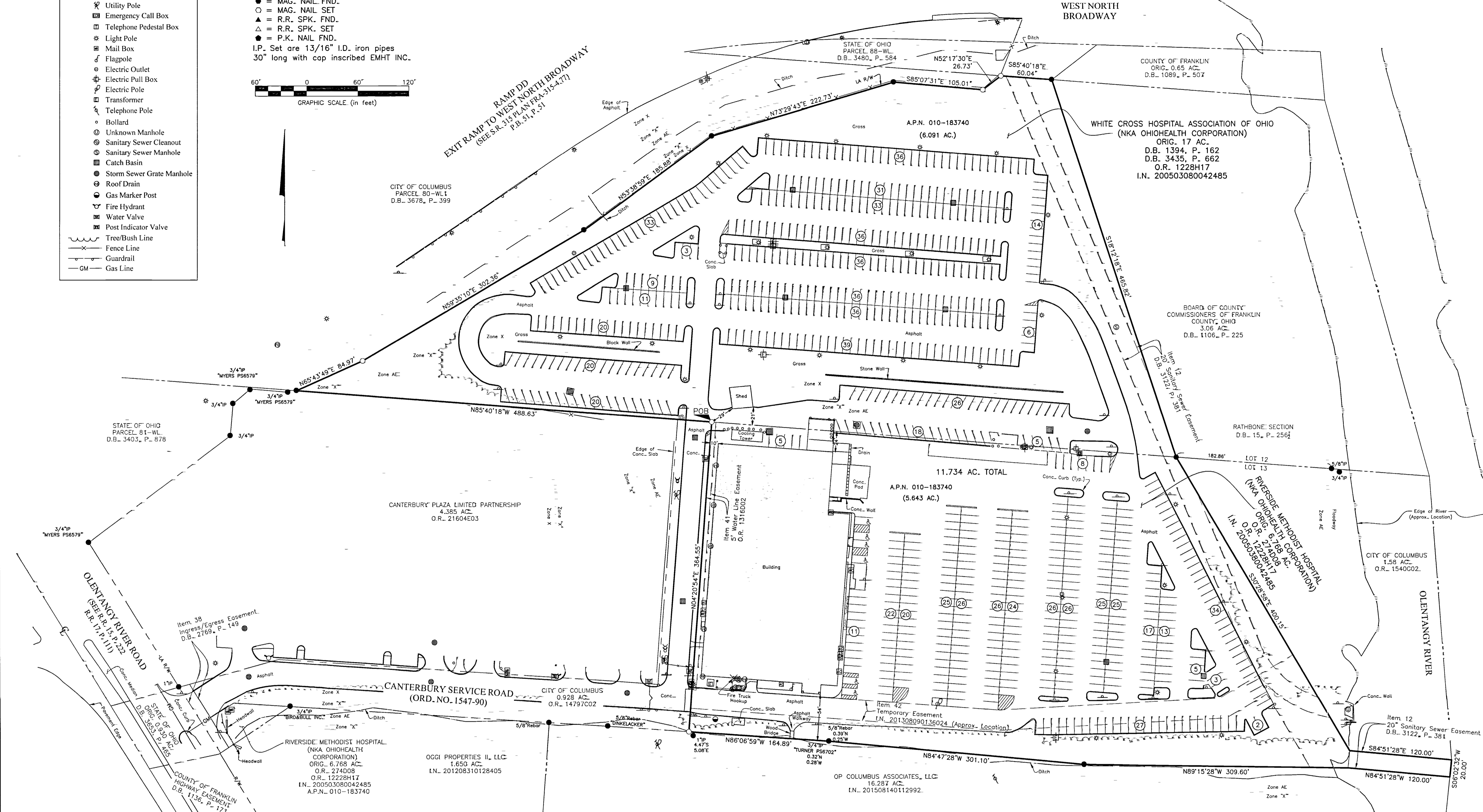
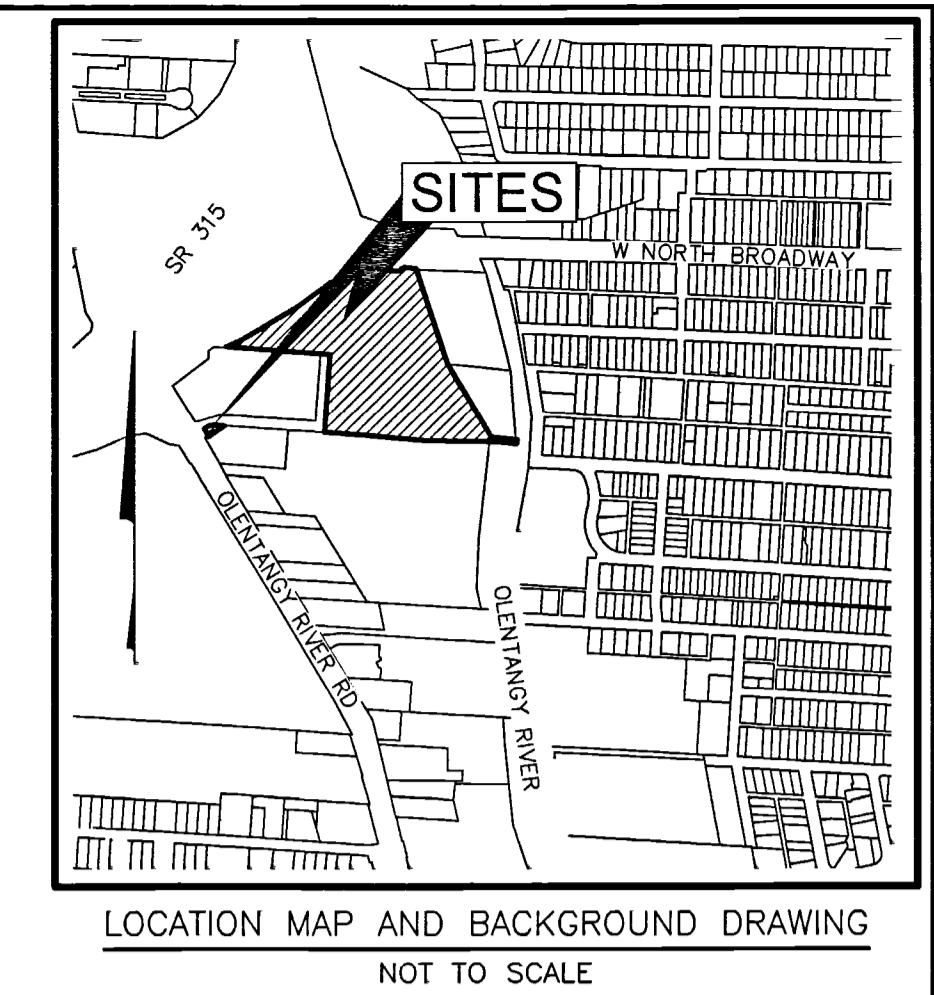
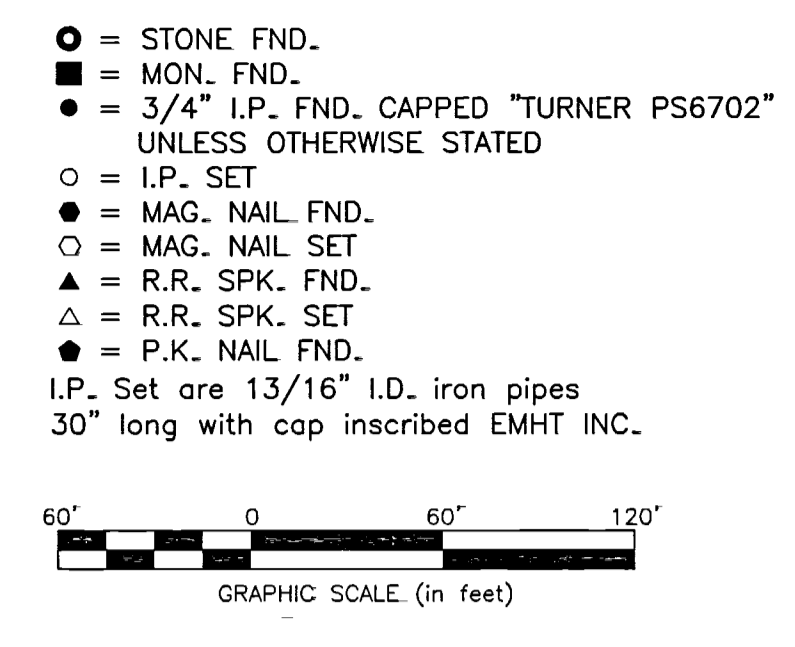
QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 18

UNITED STATES MILITARY DISTRICT

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

WEST NORTH BROADWAY

LEGEND	
—	Sign
△	Handicap Symbol
⋈	Guy Pole
⋈	Utility Pole
☒	Emergency Call Box
☒	Telephone Pedestal Box
⋈	Light Pole
☒	Mail Box
⋈	Flagpole
⋈	Electric Outlet
⋈	Electric Pull Box
⋈	Electric Pole
☒	Transformer
⋈	Telephone Pole
⊙	Bollard
⊙	Unknown Manhole
⊙	Sanitary Sewer Cleanout
⊙	Sanitary Sewer Manhole
⊙	Catch Basin
⊙	Storm Sewer Grate Manhole
⊙	Roof Drain
⊙	Gas Marker Post
⊙	Fire Hydrant
⊙	Water Valve
⊙	Post Indicator Valve
—	Tree/Bush Line
—	Fence Line
—	Guardrail
—	GM Gas Line



DESCRIPTION FROM TITLE COMMITMENT
 Being a tract of land containing 11.735 acres, more or less; a more complete description of which is to be provided to insurer prior to closing.
 For information purposes only, the property address is purported to be:
 3535 Olentangy River Road, Columbus, OH 43214

BASIS OF BEARINGS:-
 Bearings shown hereon are based on North 85° 40' 18" West, as held, for the original south line of the 17 acre tract granted to White Cross Hospital Association of Ohio by Deed Book 1394, Page 162.

SURVEY NOTE:-
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in November 2016.

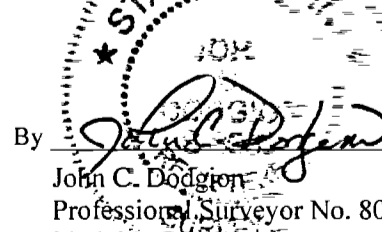
FEMA NOTE:-
 According to the Federal Emergency Management Agency's Flood Insurance Rate Map Nos. 39049C0167K and 39049C0169K (dated June 17, 2016), the subject tract shown hereon lies within Zone AE (Area of 1% annual chance flood with Base Flood Elevations determined). Zone "X" (areas of 0.2% annual chance flood; areas of 1% 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 X (areas determined to be outside of the 0.2% annual chance floodplain).

UTILITY STATEMENT:-
 The utilities shown hereon have been located from field survey information and existing drawings. A Utility Marking and Plans request was submitted to Ohio Utility Protection Service (OUPS) on October 21, 2016. 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.

PARKING COUNT:-
 838 Regular Spaces
 6 Disabled Spaces
 844 Total Spaces


CERTIFICATION:- Commitment No. 01032-22180
 To: OhioHealth Corporation, Stewart Title Guaranty Company and Stewart Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 9 and 13 of Table A thereof. The fieldwork was completed on December 7, 2016.

By:  Date: 06/12/2017
 John C. Duggan
 Professional Surveyor No. 8069
 jduggan@emht.com

- Schedule B Part II Items from Title Commitment No. 01032-22180 issued by Stewart Title Guaranty Company with an effective date of September 7, 2016 at 8:00 A.M.
- Items 1-10 NOT SURVEY RELATED ITEMS.
- Item 11 Easement granted to Columbus and Southern Ohio Electric Company, of record in Deed Book 2653 Page 621. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 12 Easement contained in the Court Entry of record in Deed Book 3122 Page 381. 20' SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT PARCEL AS SHOWN HEREON.
 - Item 13 Easement for Sewer granted to Seflie A. Alwood, of record in Deed Book 2305 Page 171. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 14 Easement granted to Columbus and Southern Ohio Electric Company, of record in Deed Book 2590 Page 228. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 15 Easement granted to Columbus and Southern Ohio Electric Company, of record in Deed Book 2590 Page 247. SUBJECT PARCEL IS LOCATED WITHIN THE AREA DESCRIBED; CANNOT PLOT FROM

- DOCUMENT PROVIDED.
- Item 16 Roadside Right of Way Easement granted to Columbia Gas of Ohio, Inc., of record in Deed Book 2612 Page 350. SUBJECT PARCEL IS LOCATED WITHIN THE AREA DESCRIBED; CANNOT PLOT FROM THE DOCUMENT PROVIDED.
 - Item 17 Easement Agreement between C.S. and Merle H. Kennedy, as Grantor and Wilfred D. Nushaum and Nell S. Nushaum, as Grantee, of record in Deed Book 2083 Page 95. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 18 Easement granted to the County of Franklin, of record in Deed Book 1088 Page 601. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 19 Easement for Highway Purposes granted to the County of Franklin, of record in Deed Book 1107 Page 133. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 20 Easement for Highway Purposes granted to the County of Franklin, of record in Deed Book 1136 Page 173. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 21 Easement granted to The Ohio Bell Telephone Company, of record in Deed Book 1506 Page 532. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 22 Easement granted to the Board of County Commissioners, Franklin County, Ohio, of record in Deed Book 1573 Page 115. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 23 Easement Agreement between Carol S. Kennedy and Merle H. Kennedy, as Grantors and Thomas L. Kaplin, Jr., Trustee, as Grantee, of record in Deed Book 2169 Page 648. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 24 Easement Agreement between C.S. and Merle H. Kennedy, as Grantor and Sun Oil Company, as Grantee, of record in Deed Book 2208 Page 526. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 25 Easement granted to Columbus and Southern Ohio Electric Company, of record in Deed Book 2224 Page 312. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 26 Easement granted to the County of Franklin, of record in Deed Book 1088 Page 507. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 27 Easement granted to the City of Columbus, Ohio, of record in Deed Book 2998 Page 252. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 28 Easement granted to the Board of County Commissioners, Franklin County, Ohio, of record in Deed Book 1591 Page 310. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 29 Easement granted to the City of Columbus, Ohio, of record in Deed Book 2123 Page 185. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 30 Reservations, restrictions, covenants, limitations, easements, assessments, and/or other conditions of record in Deed Book 1346 Page 433. SUBJECT PARCEL IS NOT LOCATED WITHIN THE AREA DESCRIBED.
 - Item 31 Reservations, restrictions, covenants, limitations, easements, assessments, and/or other conditions of record in Deed Book 2083 Page 97. SUBJECT PARCEL IS LOCATED WITHIN THE AREA DESCRIBED; NO EASEMENTS GRANTED THEREIN.
 - Item 32 Reservations, restrictions, covenants, limitations, easements, assessments, and/or other conditions of record in Deed Book 1486 Page 267. SUBJECT PARCEL IS LOCATED WITHIN THE AREA DESCRIBED; NO EASEMENTS GRANTED THEREIN.
 - Item 33 Reservations, restrictions, covenants, limitations, easements, assessments, and/or other conditions of record in Deed Book 1486 Page 269. SUBJECT PARCEL IS NOT LOCATED WITHIN THE AREA DESCRIBED.
 - Item 34 Reservations, restrictions, covenants, limitations, easements, assessments, and/or other conditions of record in Deed Book 1122 Page 486. SUBJECT PARCEL IS LOCATED WITHIN THE AREA DESCRIBED; NO EASEMENT GRANTED THEREIN.
 - Item 35 Affidavit of record in Official Record 12228H17. SUBJECT PARCEL IS LOCATED WITHIN THE AREA DESCRIBED; NO EASEMENT GRANTED THEREIN.
 - Item 36 Easement granted to the City of Columbus, Ohio, of record in Deed Book 3678 Page 405. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 37 Easement Agreement between C.S. and Merle H. Kennedy, as Grantor and Wilfred D. Nushaum and Nell S. Nushaum, as Grantee, of record in Deed Book 2083 Page 93. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
 - Item 38 Easement granted to the City of Columbus, Ohio, of record in Deed Book 2769 Page 149. INGRESS/EGRESS EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL, BUT IS SHOWN HEREON FOR REFERENCE.
 - Item 39 Right of Way Easement granted to Columbia Gas of Ohio, Inc., of record in Deed Book 3200 Page 1. SUBJECT PARCEL IS LOCATED WITHIN THE AREA DESCRIBED; EASEMENT IS BLANKET BY NATURE.
 - Item 40 Easement contained in the Deed, of record in Deed Book 3653 Page 465. SUBJECT PARCEL IS NOT LOCATED WITHIN THE AREA DESCRIBED.
 - Item 41 Easement granted to the City of Columbus, Ohio, of record in Official Record 1316D02. 5' WATER LINE EASEMENT IS LOCATED ON THE SUBJECT PARCEL AS SHOWN HEREON.
 - Item 42 Temporary Access Easement granted to the City of Columbus, Ohio, of record in Instrument No. 20130890136024. TEMPORARY ACCESS EASEMENT IS LOCATED ON THE SUBJECT PARCEL AS APPROXIMATELY SHOWN HEREON.
 - Item 43 Reciprocal Easement Agreement by and between OhioHealth Corporation and LHPT Columbus The, LLC of record in Instrument No. 200704300074605. SUBJECT PARCEL APPEARS TO BE LABELED AS "REMOTE LOT" AND MAY BE PART OF THE AGREEMENTS THEREIN.
 - Item 44 Reciprocal Easement Agreement by and between OhioHealth Corporation and LHPT Columbus The, LLC of record in Instrument No. 200704300074607. SUBJECT PARCEL APPEARS TO BE LABELED AS "REMOTE LOT" AND MAY BE PART OF THE AGREEMENTS THEREIN.
 - Item 45 Reciprocal Easement Agreement by and between OhioHealth Corporation and LHPT Columbus The, LLC of record in Instrument No. 200808180125896. SUBJECT PARCEL APPEARS TO BE LABELED AS "REMOTE LOT" AND MAY BE PART OF THE AGREEMENTS THEREIN.
 - Item 46 NOT A SURVEY RELATED ITEM.

		Date: December 14, 2016
Evans, Meschwart, Hombilton & Tilton, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4522 fax: 614.775.3648 emht.com		Scale: 1" = 60'
Job No: 2016-1324		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION