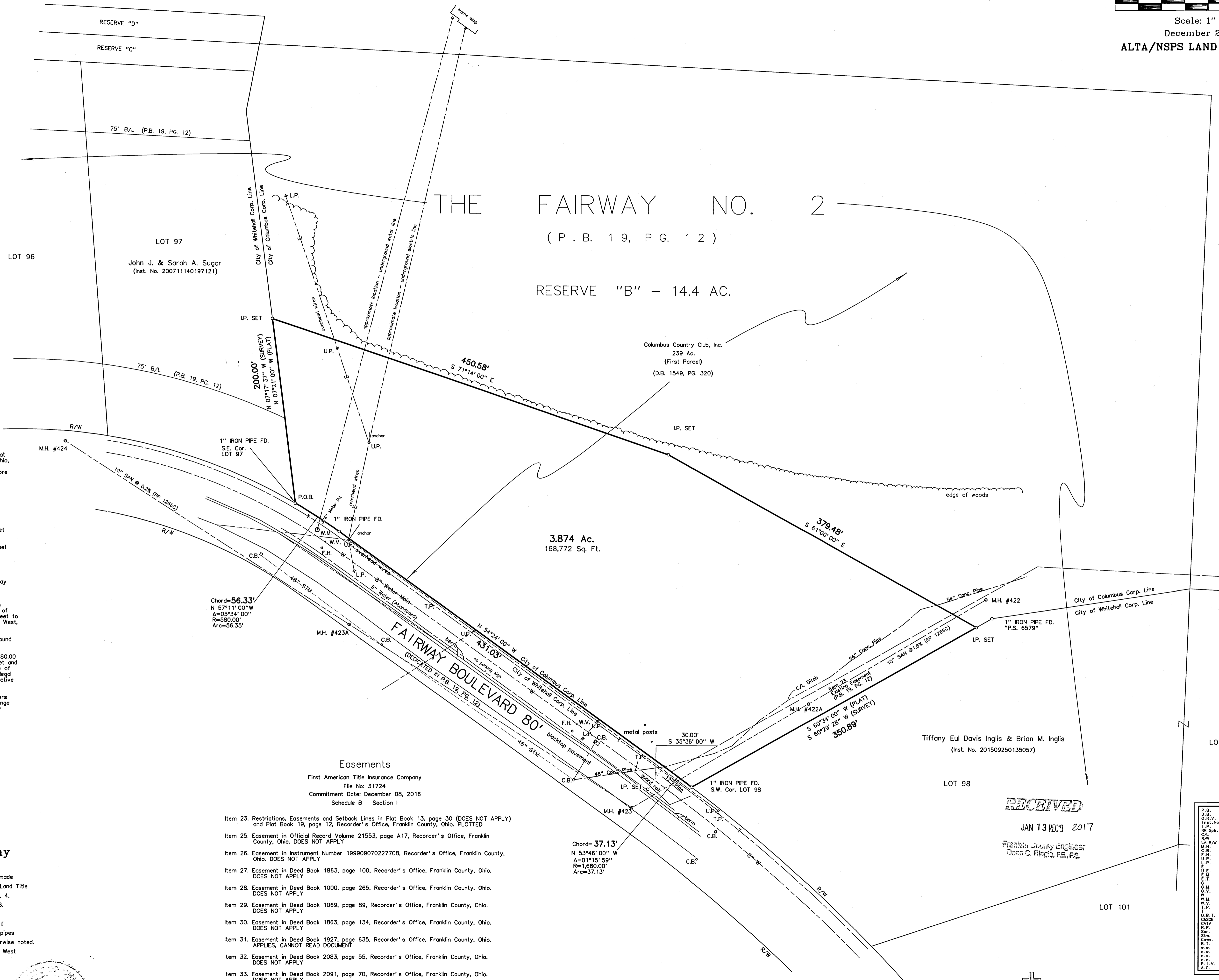


Vicinity Map



General Notes

1. F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0353K; Map revised June 17, 2008.
2. Manholes #422A and #423A added by City of Whitehall.

Legal Description

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Reserve "B" of The Fairway No. 2, as same is delineated upon the recorded plat thereof, of record in Plat Book 19, Page 12, Recorder's Office, Franklin County, Ohio, also being part of the 239 Acre tract (First Tract) as conveyed to The Columbus Country Club, Inc., as shown of record in Deed Book 1549, Page 320 and being more particularly described as follows:

Beginning at a found 1" dia. iron pipe in the northerly line of Fairway Boulevard (80 feet wide as dedicated in Plat Book 19, page 12), at the southwest corner of said Reserve "B" and the southeast corner of Lot 97 of said subdivision;

Thence, along part of the west line of said Reserve "B", along part of the east line of said Lot 97, North 07° 17' 37" West, 200.00 feet to a set iron pipe;

Thence, across said Reserve "B", South 71° 14' 00" East, 450.58 feet to a set iron pipe;

Thence, continuing across said Reserve "B", South 61° 00' 00" East, 379.48 feet to a set iron pipe in a south line of said Reserve "B", the north line of Lot 98 of said The Fairway No. 2 subdivision;

Thence, along part of a south line of said Reserve "B", along part of a north line of said Lot 98, South 60° 29' 28" West, 350.89 feet to a found 1" dia. iron pipe at the northwest corner of said Lot 98, also being on the north line of Fairway Boulevard (80 feet wide as dedicated in P.B. 19, P. 12);

Thence, along a south line of said Reserve "B", along the north line of said Fairway Boulevard, along the arc of a curve to the left, said curve having a radius of 1,680.00 feet, a delta of 01° 15' 59", a tangent of 18.57 feet, an arc length of 37.13 feet and a chord bearing and distance of North 53° 46' 00" West, 37.13 feet to a point of tangency, referenced by a set iron pipe that bears South 35° 36' 00" West, 30.00 feet;

Thence, continuing along said line, North 54° 24' 00" West, 431.03 feet, to a found 1" dia. iron pipe at a point of curvature;

Thence, continuing along said line, along a curve to the left having a radius of 580.00 feet, a delta of 05° 34' 00", a tangent of 28.20 feet, an arc length of 56.35 feet and a chord bearing and distance of North 57° 11' 00" West, 56.35 feet to the place of beginning CONTAINING 3.874 ACRES (168,772 Square Feet), subject however, to all legal highways easements, leases and restrictions of record, and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in June 2007. Iron pipes set are 30" X 1" (O.D.) with orange plastic caps inscribed "P.S. 6579". Bearings are based on the centerline of Fairway Boulevard, held as North 54° 24' 00" West, per Plat Book 19, Page 12.

Easements

First American Title Insurance Company
File No: 31724
Commitment Date: December 08, 2016
Schedule B Section II

- Item 23. Restrictions, Easements and Setback Lines in Plat Book 13, page 30 (DOES NOT APPLY) and Plat Book 19, page 12, Recorder's Office, Franklin County, Ohio. PLOTTED
- Item 25. Easement in Official Record Volume 21553, page A17, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY
- Item 26. Easement in Instrument Number 199909070227708, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY
- Item 27. Easement in Deed Book 1863, page 100, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY
- Item 28. Easement in Deed Book 1000, page 265, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY
- Item 29. Easement in Deed Book 1069, page 89, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY
- Item 30. Easement in Deed Book 1863, page 134, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY
- Item 31. Easement in Deed Book 1927, page 635, Recorder's Office, Franklin County, Ohio. APPLIES, CANNOT READ DOCUMENT
- Item 32. Easement in Deed Book 2083, page 55, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY
- Item 33. Easement in Deed Book 2091, page 70, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY
- Item 34. Easement in Deed Book 2197, page 134, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY
- Item 35. Easement in Official Record Volume 3297, page 115, Recorder's Office, Franklin County, Ohio. DOES NOT APPLY
- Item 36. Building setback lines and easements per recorded plat of subdivision. PLOTTED

Utility Warning

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

RECEIVED

JAN 13 2017

Franklin County Engineer
Dean C. Ring, P.E., R.S.

Legend

- P.B. = Plat Book
- O.R.V. = Official Record Volume
- Inst. No. = Instrument Number
- I.P. = Iron Pipe
- I.P. Sp. = Iron Pipe Spike
- C/L = Centerline
- R/W = Right-of-Way
- L.A.R.W. = Limited Access Right-of-Way
- M.H. = Manhole
- C.B. = Catch Basin
- F.H. = Fire Hydrant
- C.P. = Utility Pole
- L.P. = Light Pole
- E.M. = Electric Meter
- E.T. = Electric Transformer
- G.M. = Gas Meter
- G.V. = Gas Valve
- W.M. = Water Meter
- W.V. = Water Valve
- T.P. = Telephone Pedestal
- O.S.T. = Ohio Set Telephone
- GAZC = Gas & Southern Ohio Electric
- CAV = Cable Television
- R.P. = Recor. Plan
- San. = Sanitary Sewer
- Comb. = Combination Sewer
- B.T. = Blocktop
- w.w. = window well
- c.c. = concrete stoop/stepped
- c.o. = castout
- P.I.V. = Post Indicator Valve
- A.C. = Air Conditioner

To: **Clean Title Agency, Inc.**
and/or
14th Hole Development, LLC,
an Ohio limited liability company
and/or
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 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, 11 & 13 of Table A thereof. The fieldwork was completed on December 27, 2016.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30" X 1" O.D. with a plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. Basis of bearings is the centerline of Fairway Boulevard held as North 54° 24' 00" West per Plat Book 19, Page 12.

Joseph P. Myers 12/27/2016
Joseph P. Myers, Professional Surveyor No. 7361 Date

