

# ALTA/NSPS LAND TITLE SURVEY

QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16  
UNITED STATES MILITARY LANDS  
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

Schedule B-Part II Items from Title Commitment No. 01032-24470 issued by Stewart Title Company with an effective date of May 12, 2017 at 8:00 A.M.

Items 1-9 NOT SURVEY RELATED ITEMS.

Item 10 Reservations, restrictions, covenants, limitations, easements, and/or other conditions as shown on recorded plat, Plat Book 50, Page 54, of county records. 10 FOOT EASEMENT FROM THE NORTHERLY RIGHT-OF-WAY OF BLATT BOULEVARD AND 75 FOOT BUILDING SET BACK FROM THE NORTHERLY RIGHT-OF-WAY LINE OF BLATT BOULEVARD ARE LOCATED ON SUBJECT TRACT AS SHOWN HEREON.

Item 11 Easement granted to the Village of Gahanna, Ohio, of record in Deed Book 3080, Page 20. EASEMENT IS NOT LOCATED ON SUBJECT TRACT.

Item 12 Easement granted to the Village of Gahanna, Ohio, of record in Deed Book 3080, Page 22. EASEMENT IS NOT LOCATED ON SUBJECT TRACT.

Item 13 Easement granted to the City of Gahanna, Ohio, of record in Deed Book 3573, Page 891. 15 FOOT EASEMENT IS LOCATED ON SOUTHERN PORTION OF SUBJECT TRACT.

Item 14 Easement and Right of Way granted to Columbus Southern Power Company, of record in Instrument Number 200802280029964. 30 FOOT ELECTRICAL EASEMENT IS LOCATED ON SUBJECT TRACT AS SHOWN HEREON.

Item 15 Reservations, restrictions, covenants, limitations, easements, assessments, and/or other conditions of record in Official Record 6177C17; as modified of record in Instrument Number 19981223031583; as modified of record in Instrument Number 199906090146567; as amended of record in Instrument Number 200010170211205. SUBJECT TRACT IS LOCATED WITHIN THE AREA DESCRIBED; NO PLOTTABLE EASEMENTS GRANTED AND SETBACKS LISTED THEREIN ARE NOT SHOWN.

Item 16 Lease by and between Franklin Steel Company and The United States of America of record in Instrument Number 199711180146227. 0.004 ACRE AREA SHOWN HEREON IS PART OF SUBJECT TRACT.

Item 17 Oil and Gas Lease to the Jefferson Oil & Gas Company of record in Lease Record 38, Page 185; Affidavit of record in Miscellaneous Record Volume 167, Page 754. SUBJECT TRACT IS LOCATED WITHIN THE AREA DESCRIBED; NO PLOTTABLE EASEMENTS GRANTED THEREIN.

Item 18 Easement granted to Columbus and Southern Ohio Electric Company, of record in Deed Book 2072, Page 535. 100 FOOT EASEMENT IS LOCATED ON SUBJECT TRACT AS SHOWN HEREON.

Item 19 Easement granted to Columbus and Southern Ohio Electric Company, of record in Deed Book 3118, Page 279. EASEMENT IS NOT LOCATED ON SUBJECT TRACT.

Item 20-21 NOT SURVEY RELATED ITEMS.

### DESCRIPTION OF RECORD:

Situate in the County of Franklin, State of Ohio, Township of Jefferson, Being a part of Lot 22 of David Taylor Subdivision of the Third Quarter of Township 1, Range 16, United States Military Lands and bounded as follows:

BEGINNING at an iron pin found in the west line of Lot 21 (east line of Lot 22) and being southerly 1826.4 feet from the northwest corner of lot 21

Thence along the southerly line of of the Mary Hollerman tract, South 89° 34' East, 1188.881 feet to a stone in the westerly line of the Walter S. Grey tract;

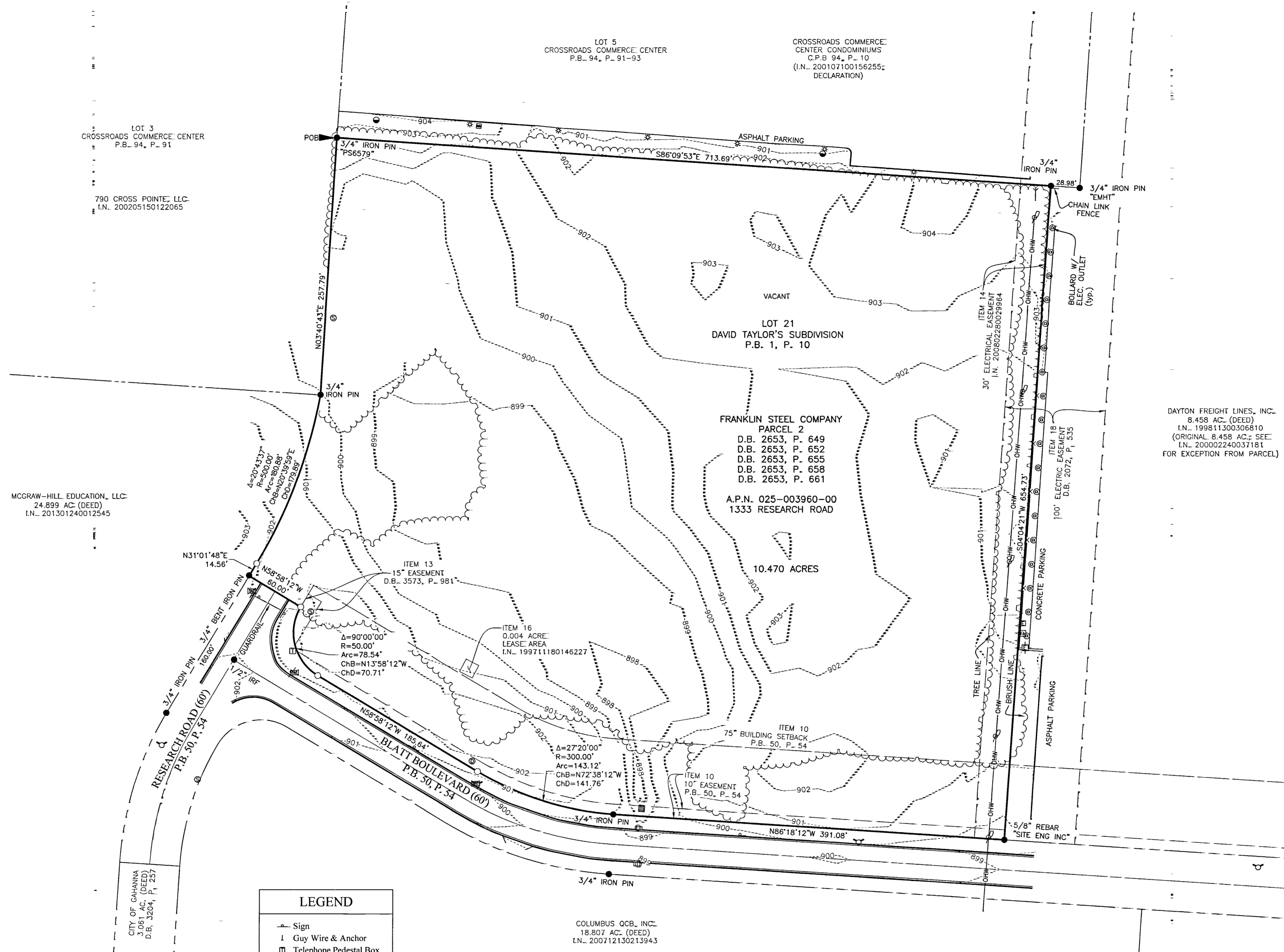
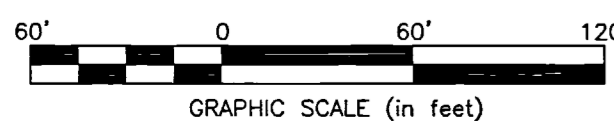
Thence along the westerly line of the Grey tract, South 00° 13' 30" East, 1203.22 feet to an iron pin;

Thence along the northerly line of the William Farrar tract, South 89° 54' 10" West, 1193.12 feet to an iron pin;

Thence along the easterly line of Lot 22, North 00° 01' West, (passing the northeast corner of the Paris Weatherspoon tract at 342.15 feet) 1214.21 feet to the POINT OF BEGINNING, containing 33.048 acres, more or less.

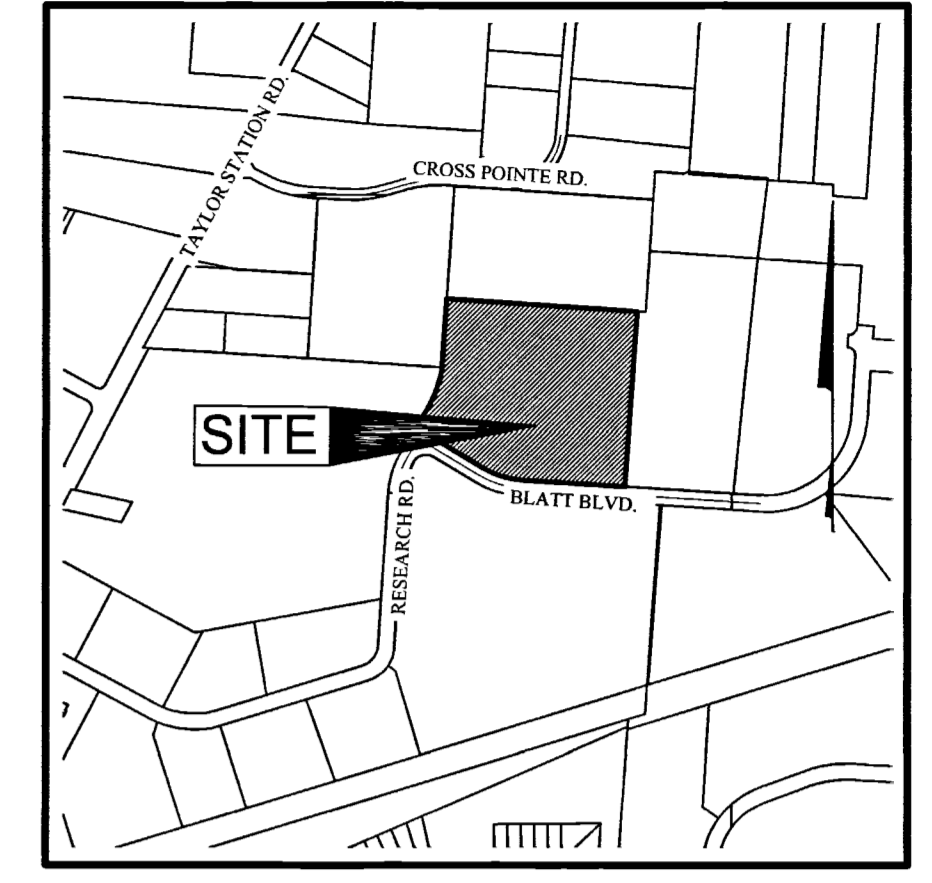
- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



### LEGEND

- Sign
- Guy Wire & Anchor
- Telephone Pedestal Box
- ★ Light Pole
- Mail Box
- Electric Outlet
- Electric Access Cover
- ⚡ Electric Pole
- Transformer
- Bollard
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Gas Marker Post
- ⚡ Fire Hydrant
- ⚡ Water Valve
- ⚡ Electric Pull Box
- Catch Basin
- Tree/Bush Line
- Fence Line
- Guardrail
- OHW — Overhead Wires



LOCATION MAP AND BACKGROUND DRAWING NOT TO SCALE

**SURVEY NOTE:**  
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in July 2017.

**ZONING NOTE:**  
Zoning information was not made available to the undersigned as of the date of this survey.

**FEMA NOTE:**  
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C032K (dated June 17, 2008), the subject tract shown hereon lies within 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. 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.

**ELEVATION NOTE:**  
The elevations shown hereon are based on NAVD88.

**BASIS OF BEARINGS:**  
Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Control for bearings was from coordinates of monuments FCGS 5517 RESET and FCGS 5518, having a bearing of South 85° 51' 29" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

**CERTIFICATION:** Commitment No. 01032-24470

To: Franklin Steel Company, Stream's Edge Properties, LLC, Dayton Freight Lines, LLC, Stewart Title Company 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 the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 9 and 13 of Table A thereof. The fieldwork was completed on July 12, 2017.

By: *John C. Dodgion* Date: 07/18/2017  
Professional Surveyor No. 8069

<b>EMHT</b> Evans, Mechwart, Hambleton & Titon, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 emht.com		Date: July 16, 2017
Scale: 1" = 60'		Job No: 2017-0772
Sheet: 1 of 1		REVISIONS
MARK	DATE	DESCRIPTION