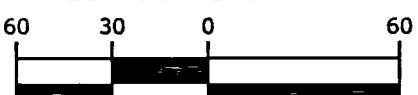
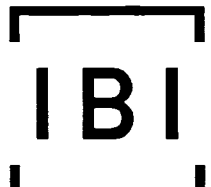


GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



IBI GROUP
635 Brookside Boulevard
Westerville OH 43081 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com

SUBMISSION:

REVISION:

STAMP:

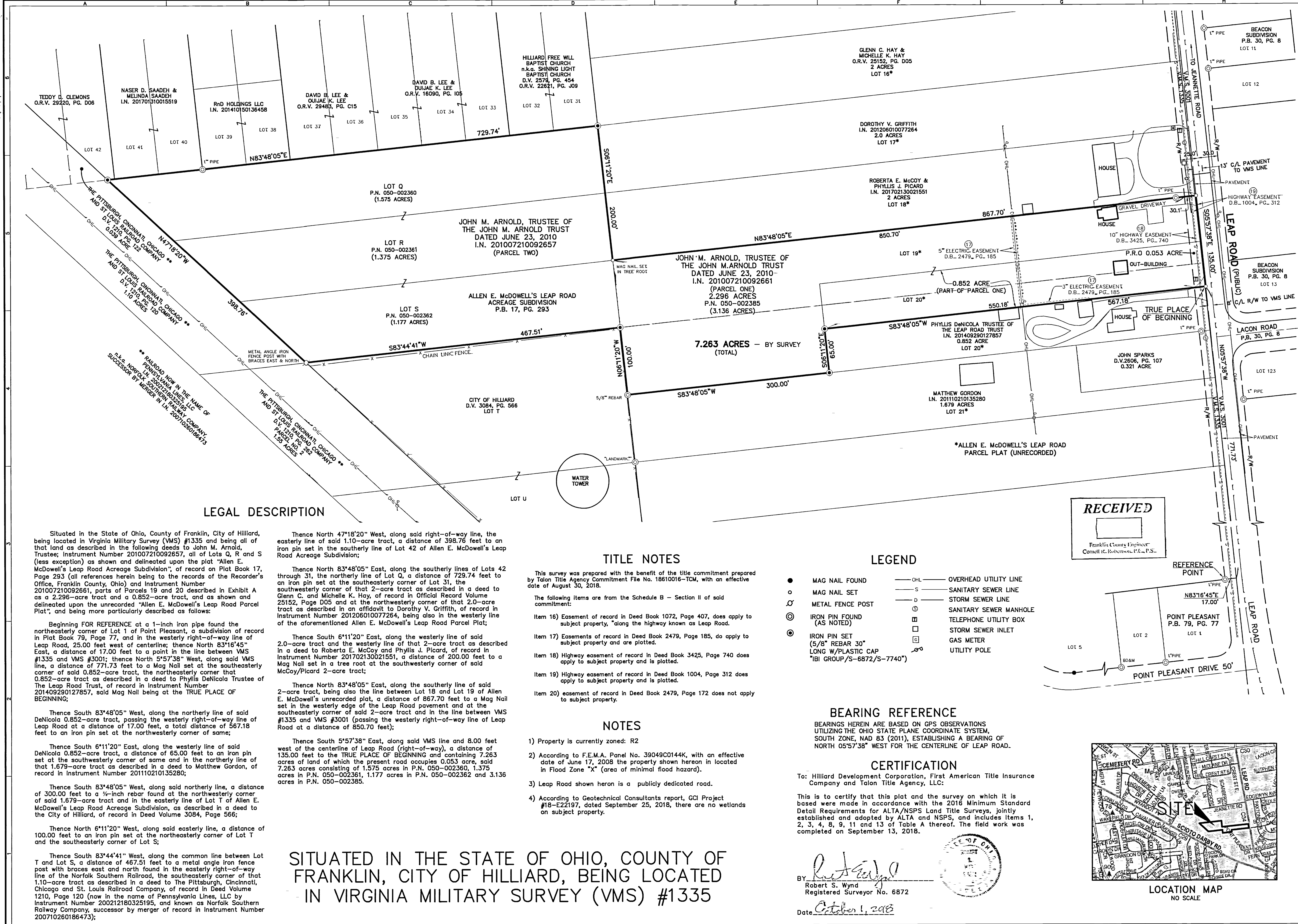
JOHN M. ARNOLD
TRUSTEE
3461 LEAP ROAD
HILLIARD, OHIO

FIELD	DRAFT	CHECK
JE	DC	BW

IBI GROUP NO.: 118295
DATE: SEPTEMBER 2018
SCALE:
HORIZONTAL: 1"=60'
VERTICAL:
SHEET TITLE:

ALTA/NSPS
LAND TITLE
SURVEY

SHEET NO.:



LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Hilliard, being located in Virginia Military Survey (VMS) #1335 and being all of that land as described in the following deeds to John M. Arnold, Trustee; Instrument Number 201007210092657, all of Lots Q, R and S (less exception) as shown and delineated upon the plat "Allen E. McDowell's Leap Road Acreage Subdivision", of record on Plat Book 17, Page 293 (all references herein being to the records of the Recorder's Office, Franklin County, Ohio) and Instrument Number 201007210092661, parts of Parcels 19 and 20 described in Exhibit A as a 2.296-acre tract and a 0.852-acre tract, and as shown and delineated upon the unrecorded "Allen E. McDowell's Leap Road Parcel Plat", and being more particularly described as follows:

Beginning FOR REFERENCE at a 1-inch iron pipe found the northeasterly corner of Lot 1 of Point Pleasant, a subdivision of record in Plat Book 79, Page 77, and in the westerly right-of-way line of Leap Road, 25.00 feet west of centerline; thence North 83°16'45" East, a distance of 17.00 feet to a point in the line between VMS #1335 and VMS #3001; thence North 5°57'38" West, along said VMS line, a distance of 771.73 feet to a Mag Nail set at the southeasterly corner of said 0.852-acre tract, the northeasterly corner of that 0.852-acre tract as described in a deed to Phyllis DeNicola Trustee of The Leap Road Trust, of record in Instrument Number 201409290127857, said Mag Nail being at the TRUE PLACE OF BEGINNING;

Thence South 83°48'05" West, along the northerly line of said DeNicola 0.852-acre tract, passing the westerly right-of-way line of Leap Road at a distance of 17.00 feet, a total distance of 567.18 feet to an iron pin set at the northwesterly corner of same;

Thence South 6°11'20" East, along the westerly line of said DeNicola 0.852-acre tract, a distance of 65.00 feet to an iron pin set at the southwesterly corner of same and in the northerly line of that 1.679-acre tract as described in a deed to Matthew Gordon, of record in Instrument Number 201110210135280;

Thence South 83°48'05" West, along said northerly line, a distance of 300.00 feet to a 3/8-inch rebar found at the northwesterly corner of said 1.679-acre tract and in the easterly line of Lot T of Allen E. McDowell's Leap Road Acreage Subdivision, as described in a deed to the City of Hilliard, of record in Deed Volume 3084, Page 566;

Thence North 6°11'20" West, along said easterly line, a distance of 100.00 feet to an iron pin set at the northeasterly corner of Lot T and the southeasterly corner of Lot S;

Thence South 83°44'41" West, along the common line between Lot T and Lot S, a distance of 467.51 feet to a metal angle iron fence post with braces east and north found in the easterly right-of-way line of the Norfolk Southern Railroad, the southeasterly corner of that 1.10-acre tract as described in a deed to The Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company, of record in Deed Volume 1210, Page 120 (now in the name of Pennsylvania Lines, LLC by Instrument Number 200212180325195, and known as Norfolk Southern Railway Company, successor by merger of record in Instrument Number 200710260186473);

Thence North 47°18'20" West, along said right-of-way line, the easterly line of said 1.10-acre tract, a distance of 398.76 feet to an iron pin set in the southerly line of Lot 42 of Allen E. McDowell's Leap Road Acreage Subdivision;

Thence North 83°48'05" East, along the southerly lines of Lots 42 through 31, the northerly line of Lot Q, a distance of 729.74 feet to an iron pin set at the southeasterly corner of Lot 31, the southwesterly corner of that 2-acre tract as described in a deed to Glenn C. and Michelle K. Hay, of record in Official Record Volume 25152, Page 005 and at the northwesterly corner of that 2.0-acre tract as described in an affidavit to Dorothy V. Griffith, of record in Instrument Number 201206010077264, being also in the westerly line of the aforementioned Allen E. McDowell's Leap Road Parcel Plat;

Thence South 6°11'20" East, along the westerly line of said 2.0-acre tract and the westerly line of that 2-acre tract as described in a deed to Roberta E. McCoy and Phyllis J. Picard, of record in Instrument Number 201702130021551, a distance of 200.00 feet to a Mag Nail set in a tree root at the southwesterly corner of said McCoy/Picard 2-acre tract;

Thence North 83°48'05" East, along the southerly line of said 2-acre tract, being also the line between Lot 18 and Lot 19 of Allen E. McDowell's unrecorded plat, a distance of 867.70 feet to a Mag Nail set in the westerly edge of the Leap Road pavement and at the southeasterly corner of said 2-acre tract and in the line between VMS #1335 and VMS #3001 (passing the westerly right-of-way line of Leap Road at a distance of 850.70 feet);

Thence South 5°57'38" East, along said VMS line and 8.00 feet west of the centerline of Leap Road (right-of-way), a distance of 135.00 feet to the TRUE PLACE OF BEGINNING and containing 7.263 acres of land of which the present road occupies 0.053 acre, said 7.263 acres consisting of 1.575 acres in P.N. 050-002360, 1.375 acres in P.N. 050-002361, 1.177 acres in P.N. 050-002362 and 3.136 acres in P.N. 050-002385.

TITLE NOTES

This survey was prepared with the benefit of the title commitment prepared by Talon Title Agency Commitment File No. 18610016-TCM, with an effective date of August 30, 2018.

The following items are from the Schedule B - Section II of said commitment:

- Item 16) Easement of record in Deed Book 1072, Page 407, does apply to subject property, "along the highway known as Leap Road.
- Item 17) Easements of record in Deed Book 2479, Page 185, do apply to subject property and are plotted.
- Item 18) Highway easement of record in Deed Book 3425, Page 740 does apply to subject property and is plotted.
- Item 19) Highway easement of record in Deed Book 1004, Page 312 does apply to subject property and is plotted.
- Item 20) easement of record in Deed Book 2479, Page 172 does not apply to subject property.

NOTES

- 1) Property is currently zoned: R2
- 2) According to F.E.M.A. Panel No. 39049C0144K, with an effective date of June 17, 2008 the property shown hereon is located in Flood Zone "X" (area of minimal flood hazard).
- 3) Leap Road shown hereon is a publicly dedicated road.
- 4) According to Geotechnical Consultants report, GCI Project #18-E22197, dated September 25, 2018, there are no wetlands on subject property.

LEGEND

- MAG NAIL FOUND
- MAG NAIL SET
- ⊗ METAL FENCE POST
- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUP/S-6872/S-7740")
- OHL— OVERHEAD UTILITY LINE
- S— SANITARY SEWER LINE
- D— STORM SEWER LINE
- ⊙ SANITARY SEWER MANHOLE
- ☐ TELEPHONE UTILITY BOX
- ☐ STORM SEWER INLET
- ☐ GAS METER
- ⊙ UTILITY POLE

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011), ESTABLISHING A BEARING OF NORTH 05°57'38" WEST FOR THE CENTERLINE OF LEAP ROAD.

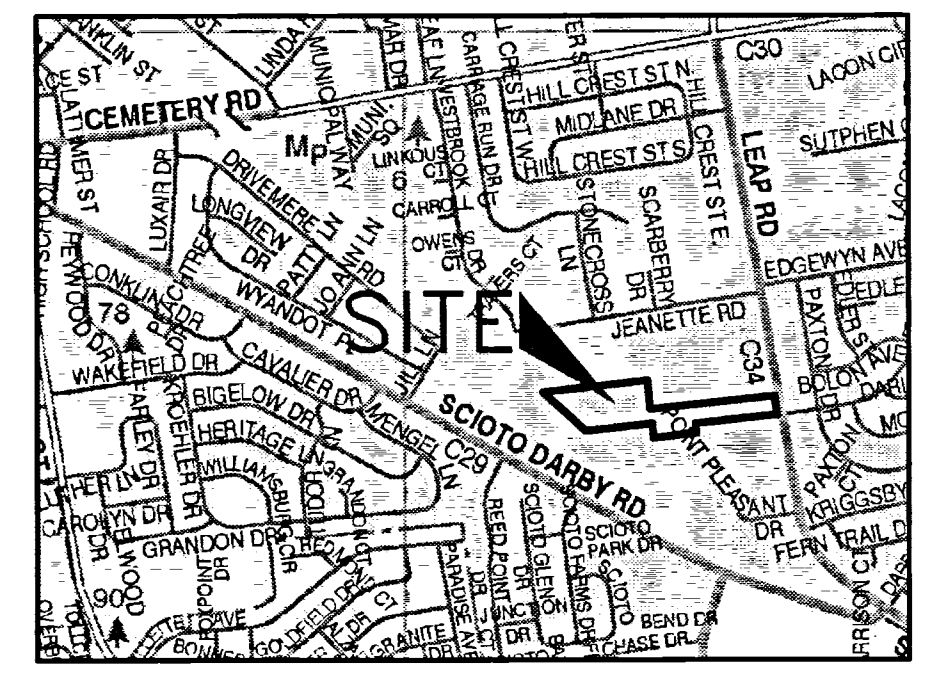
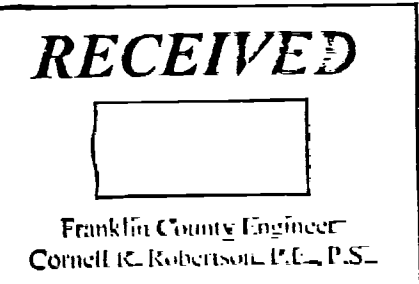
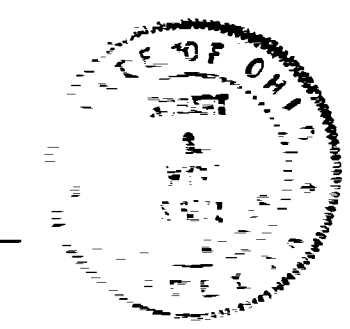
CERTIFICATION

To: Hilliard Development Corporation, First American Title Insurance Company and Talon Title Agency, LLC:

This is to certify that this 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, 8, 9, 11 and 13 of Table A thereof. The field work was completed on September 13, 2018.

BY: *Robert S. Wynd*
Robert S. Wynd
Registered Surveyor No. 6872

Date: *October 1, 2018*



LOCATION MAP
NO SCALE