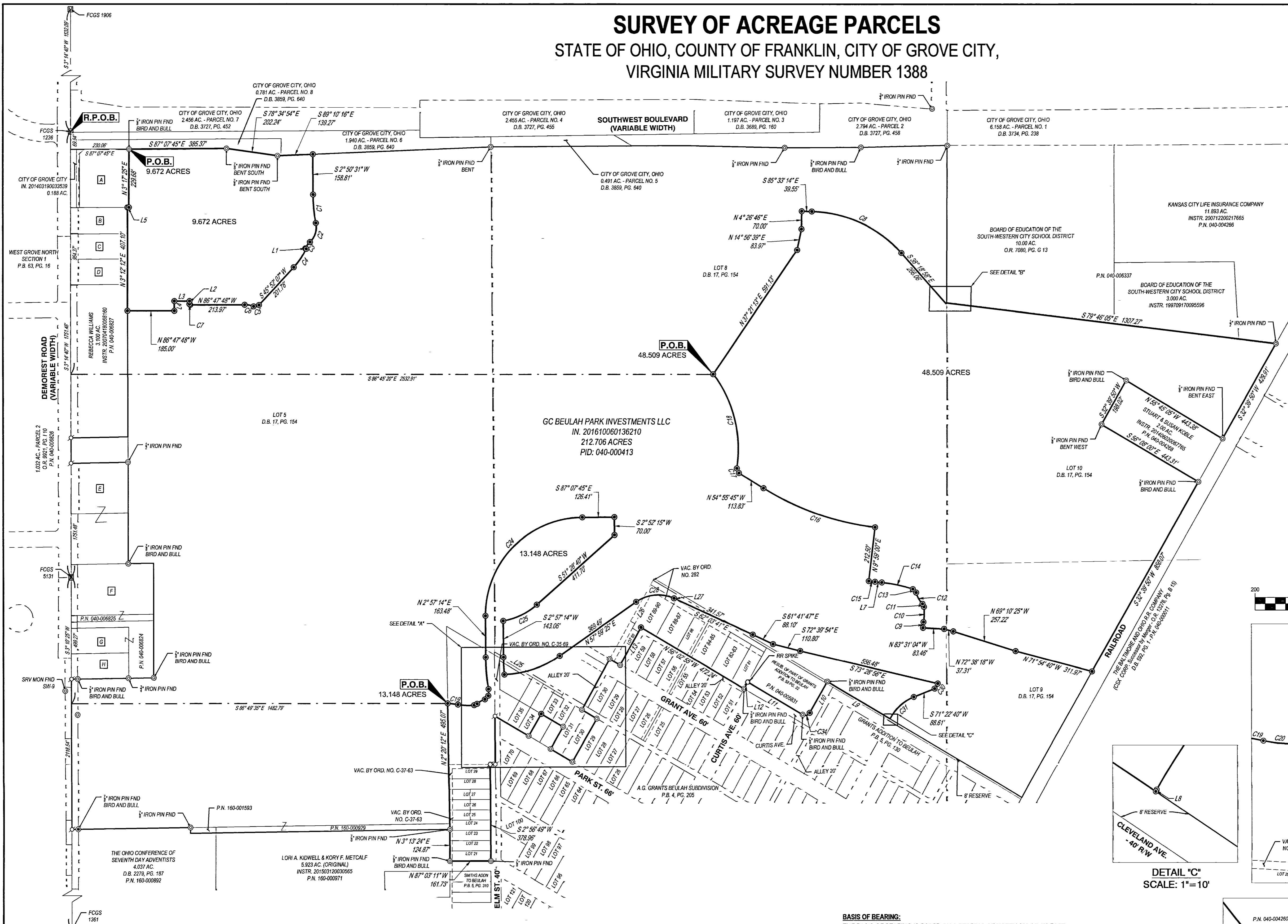
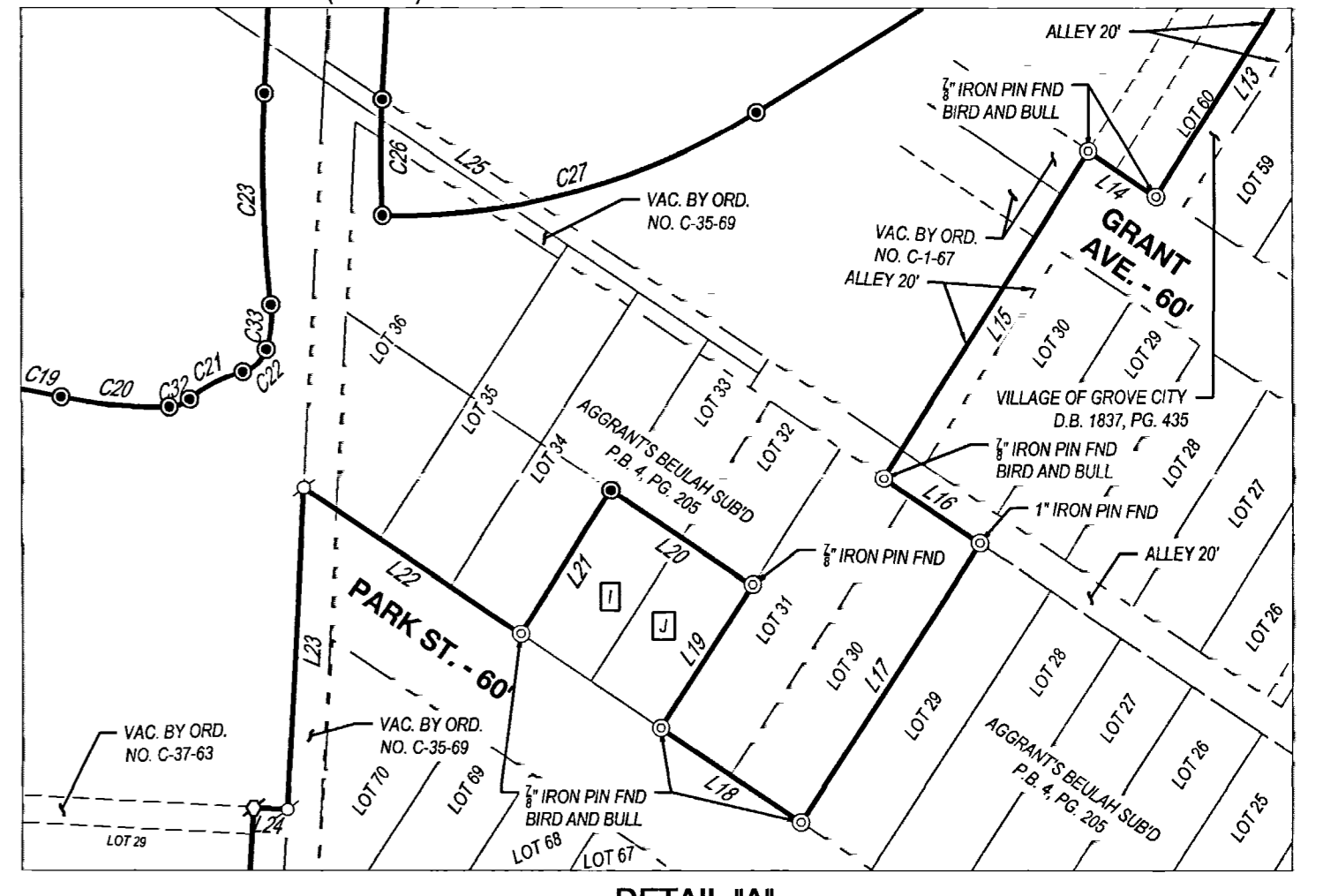
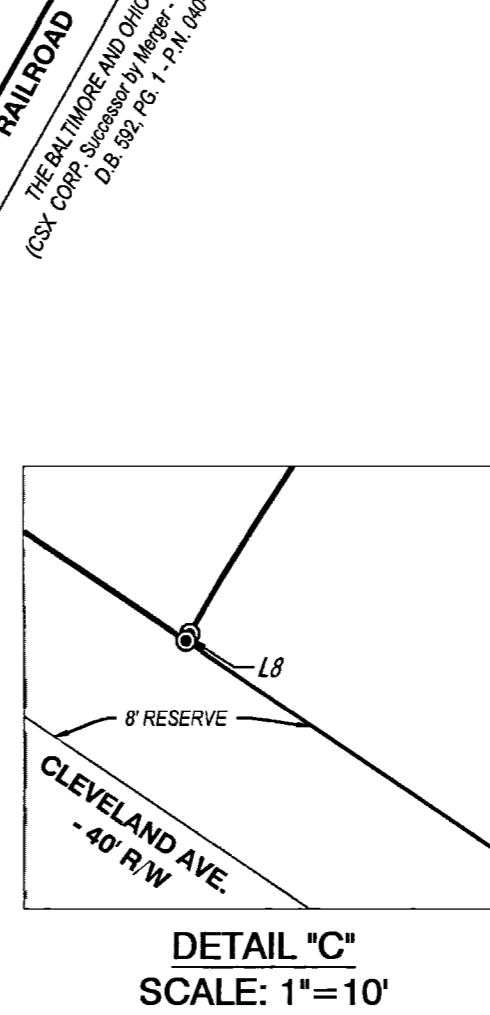
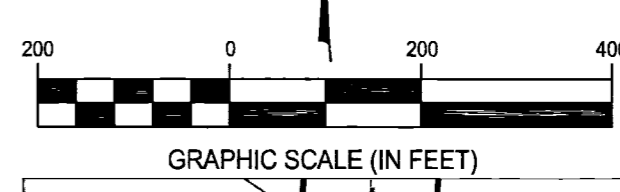


SURVEY OF ACREAGE PARCELS

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBER 1388

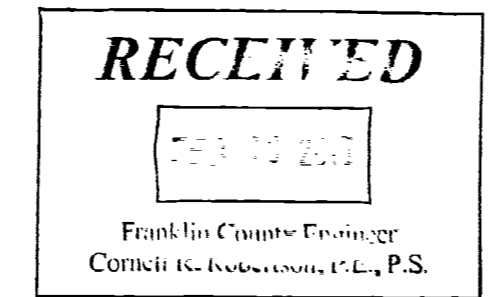


Line Table			Curve table				
Line #	Direction	Length	Curve	Radius	Arc Length	Chord	Delta Angle
L1	S61° 56' 38"E	3.98'	C1	640.00'	112.90'	S2° 12' 42"E, 112.75'	10° 06' 26"
L2	N03° 12' 12"E	12.00'	C2	80.05'	81.04'	S20° 51' 50"W, 77.62'	57° 59' 58"
L3	N86° 47' 48"W	60.00'	C3	83.71'	31.59'	S38° 57' 46"W, 31.40'	21° 37' 09"
L4	S03° 12' 12"W	38.00'	C4	284.50'	88.45'	S36° 57' 45"W, 88.09'	17° 48' 45"
L5	S87° 48' 18"E	5.89'	C5	20.00'	23.36'	S79° 19' 40"W, 22.05'	66° 55' 05"
L6	N51° 41' 02"E	3.38'	C6	105.00'	35.89'	N77° 00' 18"W, 35.71'	19° 35' 00"
L7	N81° 05' 28"W	26.79'	C7	3.00'	4.71'	N41° 47' 47"W, 4.24'	90° 00' 00"
L8	S30° 05' 28"W	0.41'	C8	485.00'	399.86'	S61° 56' 06"E, 388.63'	47° 14' 16"
L9	N56° 02' 55"W	287.60'	C9	285.00'	22.99'	N8° 47' 35"E, 22.98'	4° 37' 17"
L10	S32° 39' 50"W	141.59'	C10	265.00'	59.58'	N4° 39' 45"E, 59.46'	12° 52' 56"
L11	N56° 02' 55"W	251.27'	C11	20.00'	13.65'	N21° 19' 26"W, 13.38'	39° 05' 28"
L12	S32° 07' 44"W	30.02'	C12	100.00'	51.26'	N26° 11' 07"W, 50.70'	29° 22' 07"
L13	S32° 07' 44"W	170.09'	C13	20.00'	19.84'	N39° 55' 19"W, 19.04'	56° 50' 31"
L14	N56° 02' 55"W	48.02'	C14	565.00'	125.71'	N74° 43' 01"W, 125.45'	12° 44' 54"
L15	S32° 07' 44"W	228.25'	C15	1285.00'	24.60'	N80° 32' 34"W, 24.60'	1° 05' 48"
L16	S56° 02' 55"E	68.25'	C16	1072.50'	469.10'	N67° 27' 34"W, 465.37'	25° 03' 39"
L17	S32° 47' 41"W	195.55'	C17	18.00'	21.19'	N21° 12' 42"W, 19.98'	67° 26' 06"
L18	N56° 02' 55"W	99.93'	C18	482.50'	391.78'	N10° 45' 21"W, 381.11'	46° 31' 24"
L19	N32° 47' 41"E	100.02'	C19	535.00'	41.11'	S79° 59' 46"E, 41.10'	4° 24' 11"
L20	N56° 02' 55"W	100.12'	C20	265.00'	64.08'	S84° 43' 17"E, 63.92'	13° 51' 14"
L21	S32° 47' 41"W	100.02'	C21	84.49'	35.72'	N62° 53' 12"E, 35.46'	24° 13' 30"
L22	N56° 02' 55"W	153.99'	C22	20.00'	20.13'	N46° 09' 52"E, 19.29'	57° 40' 10"
L23	S02° 56' 49"W	189.85'	C23	785.00'	125.12'	N1° 36' 44"W, 124.99'	9° 07' 56"
L24	N87° 03' 11"W	20.00'	C24	385.00'	604.20'	N47° 54' 44"E, 544.08'	89° 55' 01"
L25	S56° 02' 55"E	91.53'	C25	265.00'	148.63'	S67° 32' 43"W, 146.69'	32° 08' 07"
L26	S32° 07' 44"W	104.90'	C26	715.00'	68.38'	S0° 12' 51"W, 68.38'	5° 28' 47"
L27	N62° 02' 39"W	9.22'	C27	400.00'	233.15'	N74° 41' 18"E, 229.86'	33° 23' 45"
			C28	150.00'	156.94'	N87° 57' 52"E, 149.88'	59° 56' 49"
			C30	20.00'	25.11'	S35° 25' 02"W, 23.49'	71° 55' 16"
			C31	180.00'	129.71'	S50° 44' 04"W, 126.92'	41° 17' 12"
			C32	20.00'	13.12'	N69° 33' 46"E, 12.88'	37° 34' 39"
			C33	65.00'	26.67'	N5° 34' 33"E, 26.48'	23° 30' 28"
			C34	20.00'	31.87'	S78° 18' 28"W, 28.60'	91° 17' 15"



- LEGEND**
- ⊙ IRON PIN FND
 - ⊙ SET 5/8"x30" REBER WITH YELLOW I.D. CAP STAMPED "CESO"
 - ⊙ FRANKLIN COUNTY MONUMENT FND
 - ⊙ MAG NAIL FND
 - ⊙ RAIL ROAD SPIKE FND

- A) STANLEY M. & MARJORIE S. EAKIN
1.214 AC.
INSTR. 200601200012300
P.N. 040-0008833
- B) LINDA D. O'REILLY, TRUSTEE
0.517 AC.
INSTR. 201508250118328
P.N. 040-0008828
- C) BENJAMIN C. & BARBARA A. EGELHOFF
0.516 AC.
INSTR. 201402180020012
P.N. 040-0008831
- D) ANATOLY POPCHUK
0.516 AC.
INSTR. 201405020056272
P.N. 040-0008832
- E) COLUMBUS BAPTIST ASSOCIATION, INC., TRUSTEE
1.032 AC. - PARCEL 1
P.N. 040-0004281
1.032 AC. - PARCEL 2
O.R. 5521, PGS 1 & 10
P.N. 040-0008826
- F) RICHARD E. & THERESA L. MILLS
1.491 AC. - PARCEL 1
O.R. 29192, PG. 120
P.N. 040-0008830
1.086 AC. - PARCEL TWO
P.N. 040-0008831
- G) DANA E. & ROBERTA J. FOREMAN
0.516 AC. - PARCEL ONE
INSTR. 20001020217184
P.N. 040-0008829
0.646 AC. - PARCEL 2
- H) COLE DUNCAN
0.516 AC.
O.R. 5440, PG. J 07 &
INSTR. 201508270120005
P.N. 040-0006345
- I) ELMER AND LORETTA WALTZ
IN. 200710010171409
P.N. 040-0008816
- J) THOROUGHbred HORSEMENS HEALTH RETIREMENT FUND
O.R. 8496313
P.N. 040-0008812



BASIS OF BEARING:
THE BASIS OF BEARING IS BASED ON A BEARING OF NORTH 03° 14' 40" EAST FOR THE CENTERLINE OF DEMOREST ROAD BETWEEN FRANKLIN COUNTY MONUMENTS F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, AS SHOWN ON THE CENTERLINE SURVEY PLAT, SHEET 1 OF 2 FOR DEMOREST ROAD AND AVAILABLE AT THE FRANKLIN COUNTY ENGINEER'S OFFICE.

JEFFREY A. MILLER, OHIO PS NO 7211
jeff.miller@cesoinc.com

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
JEFFREY A. MILLER
7211

1-7-19
DATE

SURVEY OF ACREAGE PARCELS
BEULAH PARK

GROVE CITY, OHIO
FRANKLIN COUNTY, OHIO

SCALE: 1"=200' DATE: OCTOBER 2018

DESIGN: N/A JOB NO.: 755835
DRAWN: ALB SHEET NO.:
CHECKED: 1 OF 1

CESO
www.cesoinc.com

Layout Tab Name: Layout2; Images: ; Xrefs: ;
Last Saved By: swierz, 11/6/2018 7:14:56 AM
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NEW LEGAL DESCRIPTION:

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN AND STATE OF OHIO AND BEING KNOWN AS A PART OF THE QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS AND BEING A PORTION OF THAT 28.295 ACRE TRACT CONVEYED TO EAST BROAD STREET VENTURES, LLC, BY DEED RECORDED IN INSTRUMENT NUMBER 200410210243887 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE FRANKLIN COUNTY RECORDER'S OFFICE, UNLESS NOTED OTHERWISE) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING FOR REFERENCE AT FRANKLIN COUNTY GEODETIC SURVEY (FCGS) MONUMENT NUMBER 5011, FOUND AT THE INTERSECTION OF THE CENTERLINES OF WAGGONER ROAD AND EAST BROAD STREET (ALSO KNOWN AS STATE ROUTE 16 AS DEMONSTRATE IN THE ROW PLAN SET OF FRA/LIC-16-10.30/0.00 ON FILE WITH ODOT DISTRICT 5, DELAWARE, OHIO);
THENCE ALONG THE CENTERLINE OF SAID EAST BROAD STREET NORTH EIGHTY-ONE DEGREES FORTY-EIGHT MINUTES FIFTY-NINE SECONDS EAST (N81°48'59"E), FOR ONE THOUSAND THREE HUNDRED EIGHTY-TWO AND 05/100 FEET (1382.05') TO A POINT;
THENCE LEAVING SAID CENTERLINE NORTH EIGHT DEGREES ELEVEN MINUTES ONE SECOND WEST (N08°11'01"W), FOR SEVENTY AND 00/100 FEET (70.00') TO A POINT IN A SOUTHEASTERLY CORNER OF MEIJER DRIVE AS DEDICATED IN PLAT BOOK 100 PAGE 72 AND THE SOUTHWESTERLY CORNER OF 0.279 ACRE TRACT CONVEYED TO THE CITY OF COLUMBUS BY DEED AS RECORDED IN INSTRUMENT NO. 200412140283176;
THENCE IN THE COMMON LINE OF SAID MEIJER DRIVE AND SAID 0.279 ACRE TRACT NORTH EIGHT DEGREES ELEVEN MINUTES NINETEEN SECONDS WEST (N08°11'19"W), FOR TEN AND 00/100 FEET (10.00') TO THE SOUTHWESTERLY CORNER OF SAID 0.279 ACRE TRACT IN THE NORTH RIGHT-OF-WAY LINE OF SAID EAST BROAD STREET;
THENCE ALONG THE NORTH LINE OF SAID 0.279 ACRE TRACT IN THE SAID NORTH RIGHT-OF-WAY LINE NORTH EIGHTY-ONE DEGREES FORTY-EIGHT MINUTES FIFTY-NINE SECONDS EAST (N81°48'59"E), FOR SEVEN HUNDRED FIFTY AND 38/100 FEET (750.38') TO A SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THOMAS D. LUBY, BY DEED RECORDED IN INSTRUMENT NUMBER 201401060001523 AND TO AN EMHT 3/4" IRON PIN FOUND;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID 0.279 ACRE TRACT IN SAID NORTH RIGHT-OF-WAY LINE AND A SOUTH LINE OF SAID THOMAS D. LUBY TRACT NORTH EIGHTY-ONE DEGREES FORTY-EIGHT MINUTES FIFTY-NINE SECONDS EAST (N81°48'59"E), FOR ONE HUNDRED SEVEN AND 62/100 FEET (107.62') TO A SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THOMAS D. LUBY, TO A WOOLPERT 5/8" IRON PIN FOUND AND SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;
THENCE CONTINUING ALONG THE BOUNDARY OF SAID THOMAS D. LUBY FOR THE FOLLOWING FIVE (5) COURSES:
1) NORTH EIGHT DEGREES ELEVEN MINUTES ONE SECOND WEST (N08°11'01"W), FOR ONE HUNDRED TWENTY-SEVEN AND 15/100 FEET (127.15') TO A WOOLPERT 5/8" IRON PIN FOUND;
2) SOUTH EIGHT-ONE DEGREES FORTY-EIGHT MINUTES FIFTY-NINE SECONDS WEST (S81°48'59"W), FOR THIRTY-ONE AND 33/100 FEET (31.33') TO A WOOLPERT 5/8" IRON PIN FOUND;
3) NORTH EIGHT DEGREES ELEVEN MINUTES ONE SECOND WEST (N08°11'01"W), FOR NINETY-SEVEN AND 50/100 FEET (97.50') TO A MAG NAIL SET;
4) SOUTH EIGHT-ONE DEGREES FORTY-EIGHT MINUTES FIFTY-NINE SECONDS WEST (S81°48'59"W), FOR THIRTY AND 50/100 FEET (30.50') TO A CHISELED "X" SET;
5) NORTH EIGHT DEGREES ELEVEN MINUTES ONE SECOND WEST (N08°11'01"W), FOR SEVENTY-SIX AND 27/100 FEET (76.27') TO A SOUTH LINE OF A TRACT OF LAND CONVEYED TO SWG-REYNOLDSBURG, LLC BY DEED RECORDED IN INSTRUMENT NUMBER 201804090046105 AND TO A WOOLPERT 5/8" IRON PIN FOUND;
THENCE ALONG THE SOUTH LINE OF SAID SWG-REYNOLDSBURG, LLC TRACT NORTH EIGHTY-ONE DEGREES FORTY-NINE MINUTES ZERO SECONDS EAST (N81°49'00"E), FOR ONE HUNDRED EIGHTY-EIGHT AND 50/100 FEET (188.50') TO A NORTHWEST CORNER OF THE TRACT LAND CONVEYED TO HUNTINGTON NATIONAL BANK BY DEED RECORDED IN INSTRUMENT NUMBER 200505060086622 AND TO A PK NAIL FOUND;
THENCE ALONG A WEST LINE OF THE SAID HUNTINGTON NATIONAL BANK TRACT SOUTH EIGHT DEGREES ELEVEN MINUTES ONE SECOND EAST (S08°11'01"E), FOR THREE HUNDRED AND 91/100 FEET (300.91') TO A SOUTHWEST CORNER OF SAID HUNTINGTON NATIONAL BANK TRACT, THE SAID NORTH RIGHT-OF-WAY LINE AND TO AN EMHT 3/4" IRON PIN FOUND;
THENCE ALONG THE SAID NORTH LINE OF 0.279 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE SOUTH EIGHTY-ONE DEGREES FORTY-EIGHT MINUTES FIFTY-NINE SECONDS WEST (S81°48'59"W), FOR ONE HUNDRED TWENTY-SIX AND 67/100 FEET (126.67') TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 1.774 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.
BEARINGS ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
THE CENTERLINE OF STATE ROUTE 16/EAST BROAD STREET, HAVING A BEARING OF N81°48'59"E, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

THIS DESCRIPTION WAS PREPARED UNDER THE DIRECTION OF GARY SWIERZ, OHIO REGISTERED SURVEYOR NO. 7776, OF WOOLPERT ON OCTOBER 31, 2018. THE FIELD SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION ON MARCH 19, 2018.

BEING THE SAME PREMISES AS DESCRIBED IN THE DEED FROM BTS COLUMBUS, LLC TO BAYROCK RINGLING EXCHANGE, LLC AS RECORDED IN INSTRUMENT NO. 201304040055505, AND THE PROPERTY DESCRIPTION CONTAINED IN INVESTORS TITLE INSURANCE COMPANY COMMITMENT NO. 201800229CA2 WITH AN EFFECTIVE DATE OF MARCH 5, 2018 AND RECITED HERE FOR REFERENCE:

TITLE COMMITMENT AND DEED LEGAL DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS AND BEING A PORTION OF THAT 28.295 ACRE TRACT CONVEYED TO EAST BROAD STREET VENTURES, LLC OF RECORD IN INSTRUMENT NUMBER 200410210243887 (ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) AND BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING, FOR REFERENCE, AT FRANKLIN COUNTY GEODETIC SURVEY MONUMENT NUMBER 5011 FOUND MARKING THE INTERSECTION OF THE CENTERLINES OF WAGGONER ROAD AND EAST BROAD STREET (ALSO KNOWN AS STATE ROUTE 16);
THENCE NORTH 81 DEG. 49' 10" EAST WITH THE CENTERLINE OF SAID EAST BROAD STREET A DISTANCE OF 1382.05 FEET TO AN IRON PIN FOUND;
THENCE ACROSS SAID GRANOR'S TRACT, THE FOLLOWING COURSES AND DISTANCES:
NORTH 08 DEG. 10' 50" WEST A DISTANCE OF 105.00 FEET, TO AN IRON PIN SET;
SOUTH 81 DEG. 49' 10" WEST A DISTANCE OF 37.00 FEET, TO AN IRON PIN SET;
NORTH 08 DEG. 10' 50" WEST A DISTANCE OF 93.44 FEET, TO AN IRON PIN SET AT A POINT OF CURVATURE;
WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09 DEG. 23' 22", A RADIUS OF 505.01 FEET, AN ARC LENGTH OF 82.76 FEET, A CHORD BEARING AND CHORD DISTANCE OF NORTH 03 DEG. 29' 09" WEST 82.67 FEET, TO A POINT OF COMPOUND CURVATURE;
WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 80 DEG. 36' 38", A RADIUS OF 24.00 FEET, AN ARC LENGTH OF 33.77 FEET, A CHORD BEARING AND DISTANCE OF NORTH 41 DEG. 30' 51" EAST, 31.05 FEET TO AN IRON PIN SET AT A POINT OF TANGENCY;
NORTH 81 DEG. 49' 10" EAST A DISTANCE OF 230.84 FEET, TO AN IRON PIN SET;
THENCE SOUTH 08 DEG. 10' 50" EAST A DISTANCE OF 300.91 FEET TO AN IRON PIN SET IN THE NORTHERLY LINE OF SAID 0.279 ACRE TRACT;
THENCE SOUTH 81 DEG. 49' 10" WEST, WITH SAID NORTHERLY LINE OF 0.279 ACRE TRACT, A DISTANCE OF 23.49 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 1.744 ACRES, MORE OR LESS.
IRON PINS SET, WHERE INDICATED, ARE IRON PIPES, THIRTEEN SIXTEENTHS (13/16) INCH INSIDE DIAMETER, THIRTY (30) INCHES LONG WITH PLASTIC PLUG PLACED IN THE TOP BEARING THE INITIALS EMHT INC.
THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AS PER NAD83. CONTROL FOR BEARINGS WAS FROM COORDINATES OF MONUMENTS FCGS 5011 AND FRANK 48, WITH A BEARING OF NORTH 81 DEG. 49' 10" EAST FOR THE CENTERLINE OF EAST BROAD STREET ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT, USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT.
LESS AND EXCEPT THE FOLLOWING:
SITUATE IN QUARTER SECTION 4, TOWNSHIP 1, RANGE 16, U.S.M.L., CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO, AND BEING PART OF A 1.7748 ACRE TRACT OF LAND AS CONVEYED TO RUBY TUESDAY BY DEED RECORDED IN INSTRUMENT NO. 200506170118080 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEY, ETC. REFER TO THE RECORDS OF THE FRANKLIN COUNTY RECORDER'S OFFICE, UNLESS NOTED OTHERWISE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FOR REFERENCE AT FRANKLIN COUNTY MONUMENT FCGS 511;
THENCE ALONG THE CENTERLINE OF EAST BROAD STREET (STATE ROUTE 16) NORTH EIGHTY-ONE DEGREES FORTY-NINE MINUTES TEN SECONDS EAST (N81 DEGREES 49' 10" E) FOR A DISTANCE OF ONE THOUSAND THREE HUNDRED EIGHTY-TWO AND 05/100 FEET (1382.05') TO A POINT;
THENCE LEAVING SAID CENTERLINE NORTH EIGHT DEGREES TEN MINUTES FIFTY SECONDS WEST (N 8 DEGREES 10' 50" W) FOR A DISTANCE OF SEVENTY AND 00/100 FEET (70.00) TO A POINT;
THENCE CONTINUING NORTH THIRTEEN DEGREES THIRTY-ONE MINUTES EIGHT SECONDS WEST (N 13 DEGREES 31' 08" W) FOR A DISTANCE OF TEN AND 00/100 FEET (10.00) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID EAST BROAD STREET;
THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH EIGHTY-ONE DEGREES FORTY-NINE MINUTES TEN SECONDS EAST (N 81 DEGREES 49' 10" E) FOR A DISTANCE OF SEVEN HUNDRED FIFTY AND 38/100 FEET (150.38') TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 1.7748 ACRE TRACT AND THE SOUTHEAST CORNER OF A 8.137 ACRE TRACT OF LAND AS CONVEYED TO SUN BROAD STREET INLINE SHOPS, LLC., BY DEED RECORDED IN INSTRUMENT NO. 200708160145045, SAID POINT OF BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;
THENCE ALONG THE WEST AND NORTH LINES OF SAID 1.7748 ACRE TRACT AND THE EAST AND SOUTH LINES OF SAID 8.137 ACRE TRACT FOR THE FOLLOWING SIX (6) COURSES:

TITLE COMMITMENT AND DEED LEGAL DESCRIPTION (CONTINUED):

1. NORTH EIGHT DEGREES THE MINUTES AND FIFTY SECONDS WEST (N 08 DEGREES 10' 50" W) FOR A DISTANCE OF ONE HUNDRED FIVE AND 00/100 FEET (105.00') TO AN IRON PIN FOUND;
2. SOUTH EIGHTY-ONE DEGREES FORTY-NINE MINUTES TEN SECONDS WEST (S 81 DEGREES 49' 10" W) FOR A DISTANCE OF THIRTY-SEVEN AND 00/100 FEET (37.00') TO AN IRON PIN FOUND;
3. NORTH EIGHT DEGREES THE MINUTES FIFTY SECONDS WEST (N 08 DEGREES 10' 50" W) FOR A DISTANCE OF NINETY-THREE AND 44/100 FEET (93.44') TO AN IRON PIN FOUND;
4. ON A CURVE TO THE RIGHT WITH A RADIUS OF FIVE HUNDRED FIVE AND 01/100 FEET (505.01') FOR AN ARC DISTANCE OF EIGHTY-TWO AND 76/100 FEET (82.76') (CHORD BEARING NORTH THREE DEGREES TWENTY-NINE MINUTES NINE SECONDS WEST (N 03 DEGREES 29' 09" W) FOR EIGHTY-TWO AND 67/100 FEET (82.67') , DELTA ANGLE OF SAID CURVE BEING NINE DEGREES TWENTY-THREE MINUTES TWO SECONDS (09 DEGREES 23' 22") TO A 3/4" IRON PIPE FOUND (EMHT INC CAP);
5. ON A CURVE TO THE RIGHT WITH A RADIUS OF TWENTY-FOUR AND 00/100 FEET (24.00') FOR AN ARC DISTANCE OF THIRTY-THREE AND 77/100 FEET (33.77') (CHORD BEARING NORTH FORTY-ONE DEGREES THIRTY MINUTES FIFTY ONE SECONDS EAST (N 41 DEGREES 30' 51" E) FOR THIRTY-ONE AND 05/100 FEET (31.05'), DELTA ANGLE OF SAID CURVE BEING EIGHTY DEGREES THIRTY-SIX MINUTES THIRTY-EIGHT SECONDS (80 DEGREES 36' 38") TO AN IRON PIN FOUND;
6. NORTH EIGHTY-ONE DEGREES FORTY-NINE MINUTES TEN SECONDS EAST (N 81 DEGREES 49' 10" E) FOR A DISTANCE OF FIFTY-TWO AND 34/100 FEET (52.34') TO AN IRON PIN SET ON SAID LINES;
THENCE LEAVING SAID LINES ACROSS SAID 1.7748 ACRES ON A NEW DIVIDING LINE FOR THE FOLLOWING FIVE (5) COURSES:
1. SOUTH EIGHT DEGREES TEN MINUTES FIFTY SECONDS EAST (S 08 DEGREES 10' 50" E) FOR A DISTANCE OF SEVENTY-SIX AND 27/100 FEET (76.27') TO AN IRON PIN SET;
2. NORTH EIGHTY DEGREES TEN MINUTES FIFTY SECONDS EAST (S 08 DEGREES 10' 50" E) FOR A DISTANCE OF THIRTY AND 50/100 FEET (30.50') TO AN IRON PIN SET;
3. SOUTH EIGHT DEGREES TEN MINUTES FIFTY SECONDS EAST (S 08 DEGREES 10' 50" E) FOR A DISTANCE OF NINETY-SEVEN AND 50/100 FEET (97.50') TO AN IRON PIN SET;
4. NORTH EIGHTY-ONE DEGREES FORTY-NINE MINUTES TEN SECONDS EAST (N 81 DEGREES 49' 10" E) FOR A DISTANCE OF THIRTY-ONE AND 33/100 FEET (31.33') TO AN IRON PIN SET;
5. SOUTH EIGHT DEGREES TEN MINUTES FIFTY SECONDS EAST (S 08 DEGREES 10' 50" E) FOR A DISTANCE OF ONE HUNDRED TWENTY-SEVEN AND 15/100 FEET (127.15') TO AN IRON PIN SET;
THENCE SOUTH EIGHTY-ONE DEGREES FORTY-NINE MINUTES TEN SECONDS WEST (S 81 DEGREES 49' 10" W) FOR A DISTANCE OF ONE HUNDRED SEVEN AND 62/100 FEET (107.62') TO THE TRUE POINT OF BEGINNING, CONTAINING ZERO AND 7214/100000 (0.7214) ACRES MORE OR LESS.
IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH, WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED WITH THE NAME "WOOLPERT INC.", UNLESS OTHERWISE NOTED.
ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY PERFORMED BY WOOLPERT IN NOVEMBER, 2011, WITH BEARING BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (1995), SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATION OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK, THE BEARING ON THE NORTH RIGHT-OF-WAY LINE OF EAST BROAD STREET, BEING N 81 DEGREES 49' 10" E, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.
PARCEL II:
ALSO TOGETHER WITH EASEMENT RIGHTS CONTAINED IN EASEMENT AND DEVELOPMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 200010270218260, AS AMENDED IN INSTRUMENT NO. 200110310251579 OF THE FRANKLIN COUNTY RECORDS.
PARCEL III:
ALSO TOGETHER WITH EASEMENT RIGHTS CONTAINED IN OPERATING AGREEMENT RECORDED IN INSTRUMENT NO. 200410210243891, OF THE FRANKLIN COUNTY RECORDS.
PARCEL IV:
ALSO TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS CREATED IN DECLARATION OF EASEMENTS AND RESTRICTIONS COVENANTS OF RECORD IN INSTRUMENT 201302050020123, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TITLE COMMITMENT EXCEPTIONS:

- 1. - 3. NOT SURVEY MATTERS.
- 4. DEED OF EASEMENT RECORDED AS INSTRUMENT NUMBER 200005220100082. DOES ENTER THE LIMITS OF THE SURVEY AS SHOWN.
- 5. DEED OF EASEMENT RECORDED AS INSTRUMENT NUMBER 200107160161228. DOES ENTER THE LIMITS OF THE SURVEY AS SHOWN.
- 6. RIGHT OF WAY RECORDED IN BOOK 2184 AT PAGE G18. DOES ENTER THE LIMITS OF THE SURVEY AS SHOWN.
- 7. PIPE LINE RIGHT OF WAY RECORDED IN BOOK 2548 AT PAGE 90. LOCATION CANNOT BE DETERMINED FROM DOCUMENT.
- 8. SBC OHIO NON-EXCLUSIVE EASEMENT RECORDED AS INSTRUMENT NUMBER 200511230247435. DOES ENTER THE LIMITS OF THE SURVEY AS SHOWN.
- 9. EASEMENT TO COLUMBIA GAS OF OHIO, INC. RECORDED AS INSTRUMENT NUMBER 200502160029770. (AS TO PARCELS II, III AND IV) DOES NOT ENTER THE LIMITS OF THE SURVEY (AS SHOWN), BUT MAY AFFECT THE EASEMENT PARCELS.
- 10. WATERLINE EASEMENT AND LANDSCAPING AGREEMENT RECORDED AS INSTRUMENT NUMBER 200502230033346. (AS TO PARCELS II, III AND IV) DOES NOT ENTER THE LIMITS OF THE SURVEY, BUT MAY AFFECT THE EASEMENT PARCELS.
- 11. DEED OF EASEMENT RECORDED AS INSTRUMENT NUMBER 200504150070814. (AS TO PARCELS II, III AND IV) DOES NOT ENTER THE LIMITS OF THE SURVEY, BUT MAY AFFECT THE EASEMENT PARCELS.
- 12. GRANT OF EASEMENT RECORDED AS INSTRUMENT NUMBER 200505050085427. (AS TO PARCELS II, III AND IV) DOES NOT ENTER THE LIMITS OF THE SURVEY (AS SHOWN), BUT MAY AFFECT THE EASEMENT PARCELS.
- 13. STORM SEWER EASEMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 200505060086627. DOES ENTER THE LIMITS OF THE SURVEY AS SHOWN.
- 14. EASEMENT & RIGHT OF WAY RECORDED AS INSTRUMENT NUMBER 200505110089657. DOES NOT ENTER THE LIMITS OF THE SURVEY, BUT MAY AFFECT THE EASEMENT PARCELS.
- 15. STORM SEWER EASEMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 200505180095319. DOES ENTER THE LIMITS OF THE SURVEY AS SHOWN.
- 16. STORM SEWER EASEMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 200505240099204. DOES ENTER THE LIMITS OF THE SURVEY AS SHOWN.
- 17. STORM SEWER EASEMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 200506170118083. DOES ENTER THE LIMITS OF THE SURVEY AS SHOWN.
- 18. RECIPROCAL EASEMENT AND DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 200008280172479. DOES NOT ENTER THE LIMITS OF THE SURVEY, BUT MAY AFFECT THE EASEMENT PARCELS.
- 19. TERMINATION OF TEMPORARY USE RESTRICTION RECORDED AS INSTRUMENT NUMBER 200211260303269. DOES NOT ENTER THE LIMITS OF THE SURVEY, BUT MAY AFFECT THE EASEMENT PARCELS.
- 20. RESTRICTIONS RECORDED IN LIMITED WARRANTY DEED AS INSTRUMENT NUMBER 200410210243887. DOES ENTER THE LIMITS OF THE SURVEY, BUT IS BLANKET IN NATURE AND CANNOT BE DEPICTED GRAPHICALLY.
- 21. DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS INSTRUMENT NUMBER 200505240099202. DOES ENTER THE LIMITS OF THE SURVEY, BUT IS BLANKET IN NATURE AND CANNOT BE DEPICTED GRAPHICALLY.
- 22. DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS INSTRUMENT NUMBER 200505270102470. DOES ENTER THE LIMITS OF THE SURVEY, BUT IS BLANKET IN NATURE AND CANNOT BE DEPICTED GRAPHICALLY.
- 23. DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS RECORDED AS INSTRUMENT NUMBER 200506170118081. DOES ENTER THE LIMITS OF THE SURVEY, BUT IS BLANKET IN NATURE AND CANNOT BE DEPICTED GRAPHICALLY.
- 24. OPERATION AND EASEMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 200410210243891. PLAT IS RECORDED AS INSTRUMENT NUMBER 200110310251579. DOES ENTER THE LIMITS OF THE SURVEY, BUT IS BLANKET IN NATURE AND CANNOT BE DEPICTED GRAPHICALLY.
- 25. EASEMENT AND DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 200010270218260 AND AMENDMENT NO. 1 TO EASEMENT AND DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 200110310251579. DOES ENTER THE LIMITS OF THE SURVEY, BUT IS BLANKET IN NATURE AND CANNOT BE DEPICTED GRAPHICALLY.
- 26. DEED OF EASEMENT RECORDED AS INSTRUMENT NUMBER 200501180010040. DOES ENTER THE LIMITS OF THE SURVEY AS SHOWN.
- 27. DEED OF EASEMENT RECORDED AS INSTRUMENT NUMBER 200501180010044. (AS TO PARCELS II, III AND IV) DOES NOT ENTER THE LIMITS OF THE SURVEY (AS SHOWN), BUT MAY AFFECT THE EASEMENT PARCELS.
- 28. NOT A SURVEY MATTER.
- 29. DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED AS INSTRUMENT NUMBER 201302050020123 AND FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED AS INSTRUMENT NUMBER 201304020053820. DOES ENTER THE LIMITS OF THE SURVEY, BUT IS BLANKET IN NATURE AND CANNOT BE DEPICTED GRAPHICALLY.
- 30. NOT A SURVEY MATTER.

REVISION	
No.	DATE
PROJECT No.: 78521	DATE: 11/06/2018
DES. IC	DR. TC
CHKD. GS	
4454 Idea Center Blvd Dayton, OH 45430-1500 937.461.5660 FAX: 937.461.0743	
WOOLPERT ARCHITECTURE/ENGINEERING/GEOSpatial	
BAYROCK RINGLING EXCHANGE LLC 1.774 ACRES 8160 EAST BROAD STREET CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO	
ALTAINSPS LAND TITLE SURVEY	
SHEET NO. 2 OF 2	