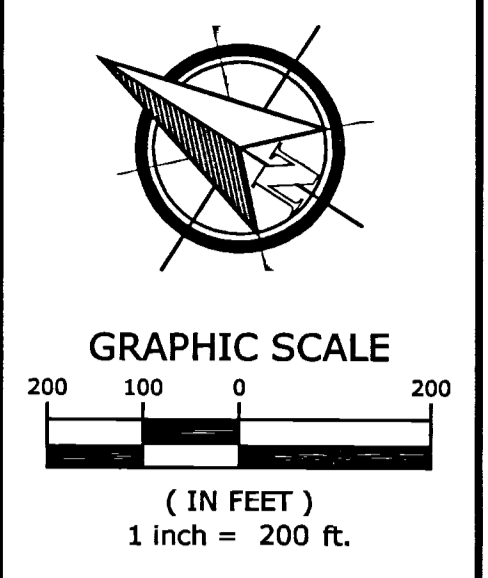
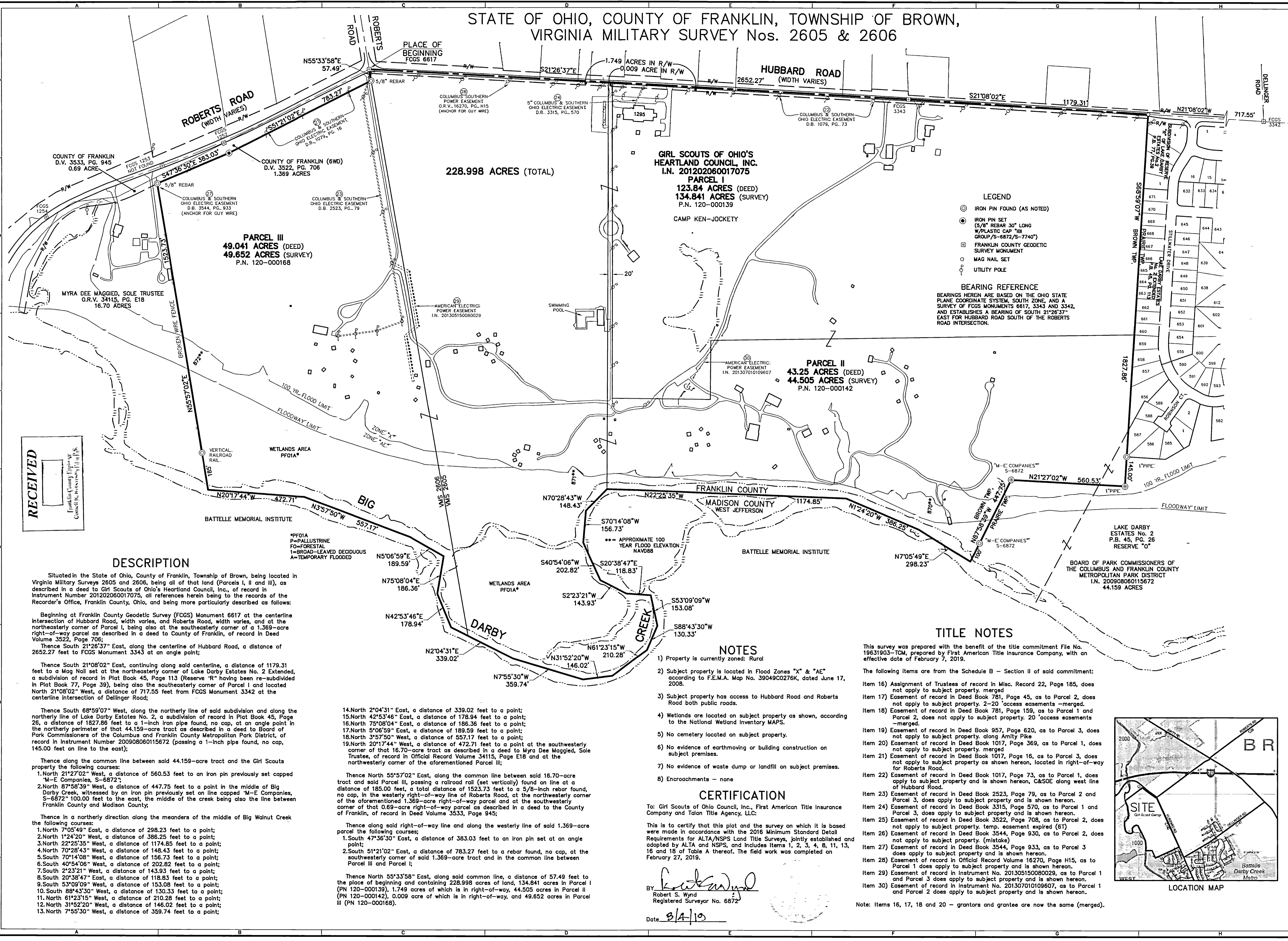


STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF BROWN,  
VIRGINIA MILITARY SURVEY Nos. 2605 & 2606



**IBI**  
IBI GROUP  
8101 North High Street, Suite 100  
Columbus OH 43235 USA  
tel 614 818 4900 fax 614 818 4901  
ibigroup.com



228.998 ACRES (TOTAL)

GIRL SCOUTS OF OHIO'S  
HEARTLAND COUNCIL, INC.  
I.N. 20120260017075  
PARCEL I  
123.84 ACRES (DEED)  
134.841 ACRES (SURVEY)  
P.N. 120-000139

PARCEL III  
49.04 ACRES (DEED)  
49.652 ACRES (SURVEY)  
P.N. 120-000168

PARCEL II  
43.25 ACRES (DEED)  
44.505 ACRES (SURVEY)  
P.N. 120-000142

- LEGEND**
- ⊙ IRON PIN FOUND (AS NOTED)
  - ⊙ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "BI" GROUP 75-6872/S-7740")
  - ⊠ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT
  - MAG NAIL SET
  - ⊕ UTILITY POLE

**BEARING REFERENCE**  
BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND A SURVEY OF FCOS MONUMENTS 6617, 3343 AND 3342, AND ESTABLISHES A BEARING OF SOUTH 21°26'37" EAST FOR HUBBARD ROAD SOUTH OF THE ROBERTS ROAD INTERSECTION.

RECEIVED  
Franklin County Planning Commission

**DESCRIPTION**

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Surveys 2605 and 2606, being all of that land (Parcels I, II and III), as described in a deed to Girl Scouts of Ohio's Heartland Council, Inc., of record in Instrument Number 20120260017075, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at Franklin County Geodetic Survey (FCGS) Monument 6617 at the centerline intersection of Hubbard Road, width varies, and Roberts Road, width varies, and at the northeasterly corner of Parcel I, being also at the southeasterly corner of a 1.369-acre right-of-way parcel as described in a deed to County of Franklin, of record in Deed Volume 3522, Page 706;  
Thence South 21°26'37" East, along the centerline of Hubbard Road, a distance of 2652.27 feet to FCGS Monument 3343 at an angle point;  
Thence South 21°08'02" East, continuing along said centerline, a distance of 1179.31 feet to a Mag Nail set at the northeasterly corner of Lake Darby Estates No. 2 Extended, a subdivision of record in Plat Book 45, Page 113 (Reserve "R" having been re-subdivided in Plat Book 77, Page 39), being also the southeasterly corner of Parcel I and located North 21°08'02" West, a distance of 717.55 feet from FCGS Monument 3342 at the centerline intersection of Dellinger Road;

Thence South 68°59'07" West, along the northerly line of said subdivision and along the northerly line of Lake Darby Estates No. 2, a subdivision of record in Plat Book 45, Page 26, a distance of 1827.86 feet to a 1-inch iron pipe found, no cap, at an angle point in the northerly perimeter of that 44.159-acre tract as described in a deed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, of record in Instrument Number 200908060115672 (passing a 1-inch pipe found, no cap, 145.00 feet on line to the east);

Thence along the common line between said 44.159-acre tract and the Girl Scouts property the following courses:  
1. North 21°27'02" West, a distance of 560.53 feet to an iron pin previously set capped "M-E Companies, S-6872";  
2. North 87°58'39" West, a distance of 447.75 feet to a point in the middle of Big Darby Creek, witnessed by an iron pin previously set on line capped "M-E Companies, S-6872" 100.00 feet to the east, the middle of the creek being also the line between Franklin County and Madison County;

Thence in a northerly direction along the meanders of the middle of Big Walnut Creek the following courses:  
1. North 7°05'49" East, a distance of 298.23 feet to a point;  
2. North 12°24'01" West, a distance of 386.25 feet to a point;  
3. North 22°25'35" West, a distance of 1174.85 feet to a point;  
4. North 70°28'43" West, a distance of 148.43 feet to a point;  
5. South 70°14'08" West, a distance of 156.73 feet to a point;  
6. South 40°54'06" West, a distance of 202.82 feet to a point;  
7. South 2°23'21" West, a distance of 143.93 feet to a point;  
8. South 20°38'47" East, a distance of 118.83 feet to a point;  
9. South 53°09'09" West, a distance of 153.08 feet to a point;  
10. South 88°43'30" West, a distance of 130.33 feet to a point;  
11. North 61°23'15" West, a distance of 210.28 feet to a point;  
12. North 31°52'20" West, a distance of 146.02 feet to a point;  
13. North 7°55'30" West, a distance of 359.74 feet to a point;

14. North 2°04'31" East, a distance of 339.02 feet to a point;  
15. North 42°53'46" East, a distance of 178.94 feet to a point;  
16. North 75°08'04" East, a distance of 186.36 feet to a point;  
17. North 5°06'59" East, a distance of 189.59 feet to a point;  
18. North 3°57'50" West, a distance of 557.17 feet to a point;  
19. North 20°17'44" West, a distance of 472.71 feet to a point at the southwesterly corner of that 16.70-acre tract as described in a deed to Myra Dee Maggied, Sole Trustee, of record in Official Record Volume 34115, Page E18 and at the northwesterly corner of the aforementioned Parcel III;

Thence North 55°57'02" East, along the common line between said 16.70-acre tract and said Parcel III, passing a railroad rail (set vertically) found on line at a distance of 185.00 feet, a total distance of 1523.73 feet to a 5/8-inch rebar found, no cap, in the westerly right-of-way line of Roberts Road, at the northwesterly corner of the aforementioned 1.369-acre right-of-way parcel and at the southwesterly corner of that 0.69-acre right-of-way parcel as described in a deed to the County of Franklin, of record in Deed Volume 3533, Page 945;

Thence along said right-of-way line and along the westerly line of said 1.369-acre parcel the following courses:  
1. South 47°36'30" East, a distance of 383.03 feet to an iron pin set at an angle point;  
2. South 51°21'02" East, a distance of 783.27 feet to a rebar found, no cap, at the southwesterly corner of said 1.369-acre tract and in the common line between Parcel III and Parcel I;

Thence North 55°33'58" East, along said common line, a distance of 57.49 feet to the place of beginning and containing 228.998 acres of land, 134.841 acres in Parcel I (PN 120-000139), 1.749 acres of which is in right-of-way, 44.505 acres in Parcel II (PN 120-000142), 0.009 acre of which is in right-of-way, and 49.652 acres in Parcel III (PN 120-000168).

- NOTES**
- 1) Property is currently zoned: Rural
  - 2) Subject property is located in Flood Zones "X" & "AE" according to F.E.M.A. Map No. 39049C0276K, dated June 17, 2008.
  - 3) Subject property has access to Hubbard Road and Roberts Road both public roads.
  - 4) Wetlands are located on subject property as shown, according to the National Wetland Inventory MAPS.
  - 5) No cemetery located on subject property.
  - 6) No evidence of earthmoving or building construction on subject premises.
  - 7) No evidence of waste dump or landfill on subject premises.
  - 8) Encroachments - none

**CERTIFICATION**

To: Girl Scouts of Ohio Council, Inc., First American Title Insurance Company and Talon Title Agency, LLC.

This is to certify that this plot 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, 11, 13, 16 and 18 of Table A thereof. The field work was completed on February 27, 2019.

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

Date: 3/4/19

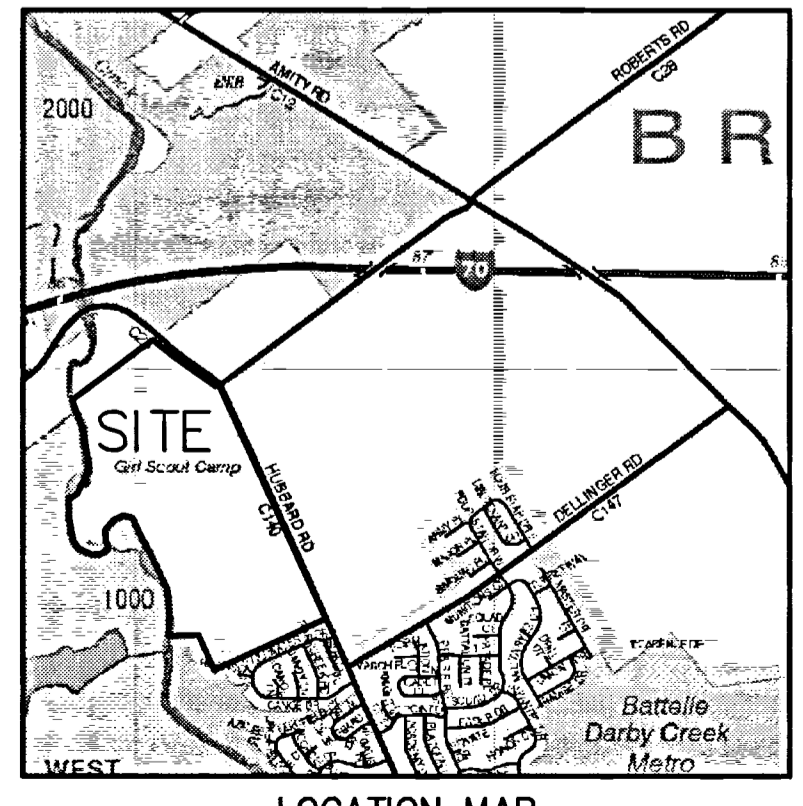
**TITLE NOTES**

This survey was prepared with the benefit of the title commitment File No. 19631903-TCM, prepared by First American Title Insurance Company, with an effective date of February 7, 2019.

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

- Item 16) Assignment of Trustees of record in Misc. Record 22, Page 185, does not apply to subject property. merged
- Item 17) Easement of record in Deed Book 781, Page 45, as to Parcel 2, does not apply to subject property. 2-20' access easements -merged.
- Item 18) Easement of record in Deed Book 781, Page 159, as to Parcel 1 and Parcel 2, does not apply to subject property. 20' access easements -merged.
- Item 19) Easement of record in Deed Book 957, Page 620, as to Parcel 3, does not apply to subject property. along Amity Pike
- Item 20) Easement of record in Deed Book 1017, Page 369, as to Parcel 1, does not apply to subject property. merged
- Item 21) Easement of record in Deed Book 1017, Page 16, as to Parcel 3, does not apply to subject property as shown hereon, located in right-of-way for Roberts Road.
- Item 22) Easement of record in Deed Book 1017, Page 73, as to Parcel 1, does apply to subject property and is shown hereon, C&SOE along west line of Hubbard Road.
- Item 23) Easement of record in Deed Book 2523, Page 79, as to Parcel 2 and Parcel 3, does apply to subject property and is shown hereon.
- Item 24) Easement of record in Deed Book 3315, Page 570, as to Parcel 1 and Parcel 3, does apply to subject property and is shown hereon.
- Item 25) Easement of record in Deed Book 3522, Page 708, as to Parcel 2, does not apply to subject property. temp. easement expired (61)
- Item 26) Easement of record in Deed Book 3544, Page 930, as to Parcel 2, does not apply to subject property. (mistake)
- Item 27) Easement of record in Deed Book 3544, Page 933, as to Parcel 3 does apply to subject property and is shown hereon.
- Item 28) Easement of record in Official Record Volume 16270, Page H15, as to Parcel 1 does apply to subject property and is shown hereon.
- Item 29) Easement of record in Instrument No. 201305150080029, as to Parcel 1 and Parcel 3 does apply to subject property and is shown hereon.
- Item 30) Easement of record in Instrument No. 201307010109607, as to Parcel 1 and Parcel 2 does apply to subject property and is shown hereon.

Note: Items 16, 17, 18 and 20 - grantors and grantee are now the same (merged).



SUBMISSION:

REVISION:

STAMP:

GIRL SCOUTS OF OHIO'S HEARTLAND COUNCIL  
HUBBARD ROAD  
BROWN TOWNSHIP,  
FRANKLIN COUNTY, OHIO

FIELD	DRAFT	CHECK
JE	DC	BW

IBI GROUP NO.: 119901

DATE: FEBRUARY 2019

SCALE:

HORIZONTAL: 1"=200'

VERTICAL: 1"=200'

SHEET TITLE:

ALTA/NSPS LAND TITLE SURVEY

SHEET NO.: