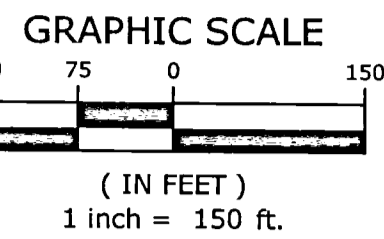
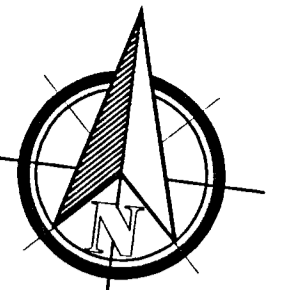


STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF HILLIARD  
 VIRGINIA MILITARY SURVEY No.s 6366 & 6638



IBI GROUP  
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 Columbus OH 43235 USA  
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DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Hilliard, being located in Virginia Military Survey (VMS) Nos. 6366 and 6638, and being all of that land as described in deeds to Evelyn Jerman as follows: 20.33 acres in Deed Book 1535, Page 502 (Parcel II); 30.29 acres (orig.) in Deed Book 1535, Page 500 (Parcel I); 30.29 acres (orig.) in Deed Book 3264, Page 219 (Parcel II); and 50 acres (orig.) also in Deed Book 3264, Page 219 (Parcel I), all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at Franklin County Geodetic Survey (FCGS) Monument No. 5540 found at the centerline intersection of Scioto & Darby Creek Road (width varies) and Cosgray Road; thence South 87°34'47" West, along the centerline of Scioto & Darby Creek Road, a distance of 10.04 feet to the northeasterly corner of said 20.33-acre tract and the northwesterly corner of that 23.151-acre tract as described in a deed to the City of Hilliard, of record in Official Record Volume 13308, Page E05, and being at the TRUE PLACE OF BEGINNING;

Thence South 6°51'26" East, along the common line between said 20.33-acre tract and said 23.151-acre tract, passing iron pins set by the Franklin County Engineer at 55.16 feet and 60.18 feet, a total distance of 111.99 feet to a 6"x8" ± stone found at the southeasterly corner of said 20.33-acre tract, the southeasterly corner of said 23.151-acre tract and in the northerly line of that 80.256-acre tract as described in a deed to the City of Hilliard, of record in Official Record Volume 17219, Page J03;

Thence South 83°40'58" West, along said northerly line, the line between VMS 6366 and VMS 6638, a distance of 155.67 feet to an iron pin set at the northwesterly corner of said 80.256-acre tract and the northeasterly corner of said 30.29-acre tract (Parcel II) of record in Deed Book 1535, Page 500;

Thence South 6°39'50" East, along the westerly line of said 80.256-acre tract, the easterly line of said 30.29-acre tract and the easterly line of said 30.29-acre tract (Parcel II) of record in Deed Book 3264, Page 219, a distance of 123.15 feet to an iron pin set at a southwesterly corner of said 80.256-acre tract, the southeasterly corner of said 30.29-acre tract (DB 3264, PG 219) and in the northerly line of the aforementioned 50-acre tract;

Thence North 84°19'51" East, along a southerly line of said 80.256-acre tract and along said northerly line, a distance of 722.95 feet to a 6"x8" ± stone found at the northeasterly corner of said 50-acre tract and at an angle point in the westerly perimeter of said 80.256-acre tract;

Thence South 6°26'34" East, along the easterly line of said 50-acre tract, a westerly line of said 80.256-acre tract and a westerly line of that 173.403-acre tract as described in a deed to Clubcorp NV XX, LLC, of record in Instrument Number 201609060119190, being also the line between VMS 3013 and VMS 6638, passing a 1-inch pipe found at a northwesterly corner of said 173.403-acre tract at a distance of 360.49 feet to a total distance of 701.00 feet to a 1-inch pipe found at the southeasterly corner of said 50-acre tract and at an angle point in the perimeter of said 173.403-acre tract;

Thence South 83°29'14" West, along the southerly line of said 50-acre tract and along a northerly line of said 173.403-acre tract, along the northerly line of a portion of Heritage Lakes Section 1, a subdivision of record in Plat Book 79, Pages 42, 43 and 44 and along the northerly line of that original 1.211-acre tract as described in a deed to Daniel Lee & Vicki Jean Fridenmaker, of record in Official Record Volume 9038, Page E10, a distance of 2880.84 feet to an iron pin set in the easterly right-of-way line of Alton Darby Creek Road at the southeasterly corner of that 0.687-acre tract (Parcel 87-WD) as described in a deed to Franklin County Commissioners, of record in Instrument Number 199907270189485;

Thence North 6°17'14" West, along said right-of-way line, the easterly line of said 0.678-acre tract and the easterly line of that 0.547-acre tract (Parcel 87-WD1) of said Commissioners deed, a distance of 1343.55 feet to an iron pin set in the southerly line of the aforementioned original 30.29-acre tract (Parcel II), of record in Deed Book 1535, Page 500;

Thence South 84°03'18" West, along said southerly line, the northerly line of said 0.547-acre tract, a distance of 40.00 feet to Mag Nail set in the centerline of Alton & Darby Creek Road and being 1713.53 feet north of FCGS Monument No. 1545;

Thence North 6°17'14" West, along said centerline, a distance of 240.27 feet to a Mag Nail set at a distance of 0.417-acre tract as described in a deed to The Franklin County Commissioners, of record in Instrument Number 202007100099838 and being 326.95 feet south of FCGS Monument No. 1547;

Thence North 84°04'24" East, along said southerly line, passing a 3/8-inch rebar with unreadable cap found at 40.00 feet, and then along the southerly line of that original 5.000-acre tract as described in a deed to Agape Community Fellowship, of record in Instrument Number 199807140175918, a distance of 599.84 feet to a 1-inch pipe found at the southeasterly corner of said 5.000-acre tract;

Thence North 6°15'38" West, along the easterly line of said 5.000-acre tract, a distance of 363.17 feet to 1-inch pipe with unreadable cap found at the northeasterly corner of same and in the southerly line of that 29.89-acre tract as described in a deed to the City of Hilliard, Ohio, of record in Instrument Number 199908190211259 and instrument Number 199908190211261;

Thence North 83°58'34" East, along said southerly line, the northerly line of that 30.29-acre tract (Parcel II), of record in Deed Book 1535, Page 500, a distance of 967.77 feet to a 6"x8" ± stone found at the southeasterly corner of said 29.89-acre tract and the southwesterly corner of the aforementioned 20.33-acre tract;

Thence North 6°48'31" West, along the common line between said 29.89-acre tract and said 20.33-acre tract, a distance of 1158.74 feet to a Mag Nail set in the centerline of Scioto & Darby Creek Road at the northeasterly corner of said 29.89-acre tract and the northwesterly corner of said 20.33-acre tract, passing a 3/8-inch rebar found capped "Franklin Cty Eng" in the southerly right-of-way line at a distance of 1118.61 feet, said Mag Nail being 280.52 feet east of FCGS Monument No. 5541;

Thence North 87°34'47" East, along said centerline, a distance of 777.20 feet to the TRUE PLACE OF BEGINNING and containing 123.248 acres of land, 20.221 acres in PN 050-010762 (0.803 acre in right-of-way), 25.300 acres in PN 050-010763 (0.221 acre in right-of-way), 29.880 acres in PN 050-010761 and 47.847 acres in PN 050-010764.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, and NAD 1983 (2011) and establishes a bearing of North 87°34'47" East for Scioto & Darby Creek Road.

Iron Pins set consist of a 3/8-inch rebar, 30" long with a plastic cap inscribed "IBI Group, S-6872/S-7740".

This description was prepared by IBI Group Survey, Columbus, Ohio, and is based on an actual field survey of the premises performed in October 2020.

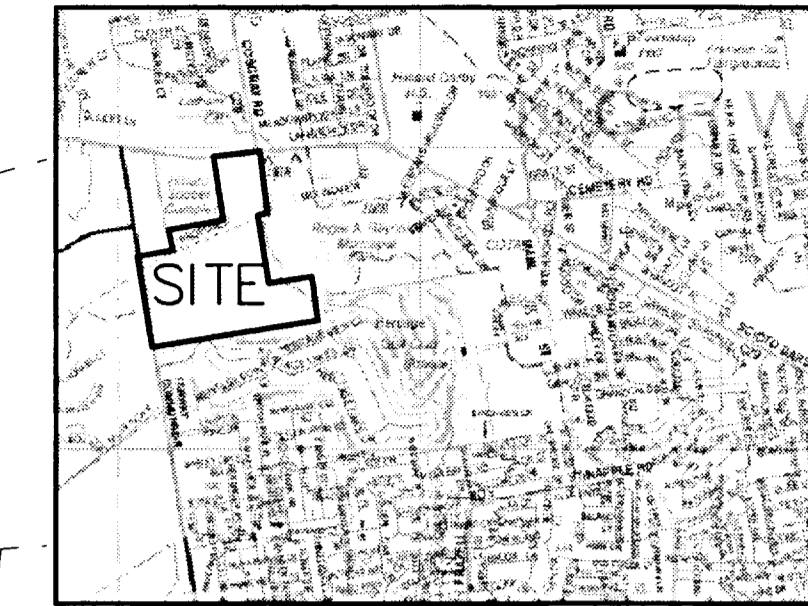
CERTIFICATION

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, 11, 13, and 18 of Table A thereof. The field work was completed on October 8, 2020.

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

Date: 11/3/20



LOCATION MAP

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NAD 1983 (2011) AND ESTABLISHES A BEARING OF NORTH 87°34'47" EAST FOR SCIOTO & DARBY CREEK ROAD.

NOTES

- Property is currently zoned: RR Rural Residential
- Subject property is located in Flood Zones "X" and "AE" according to F.E.M.A. Map Nos. 39049C0141K and 39049C0143K dated June 17, 2008.
- Subject property has access to Alton and Darby Creek Road and Scioto and Darby Creek Road both publicly dedicated roads.
- Surface waters are not located on subject property according to the National Wetland Inventory.
- No cemetery located on subject property.
- No evidence of earthmoving or building construction on subject premises.
- No evidence of waste dump or landfill on subject premises.
- No evidence of recent street or sidewalk construction repairs.
- Encroachments - none
- Buildings and drives are derived from County GIS.

TITLE NOTES

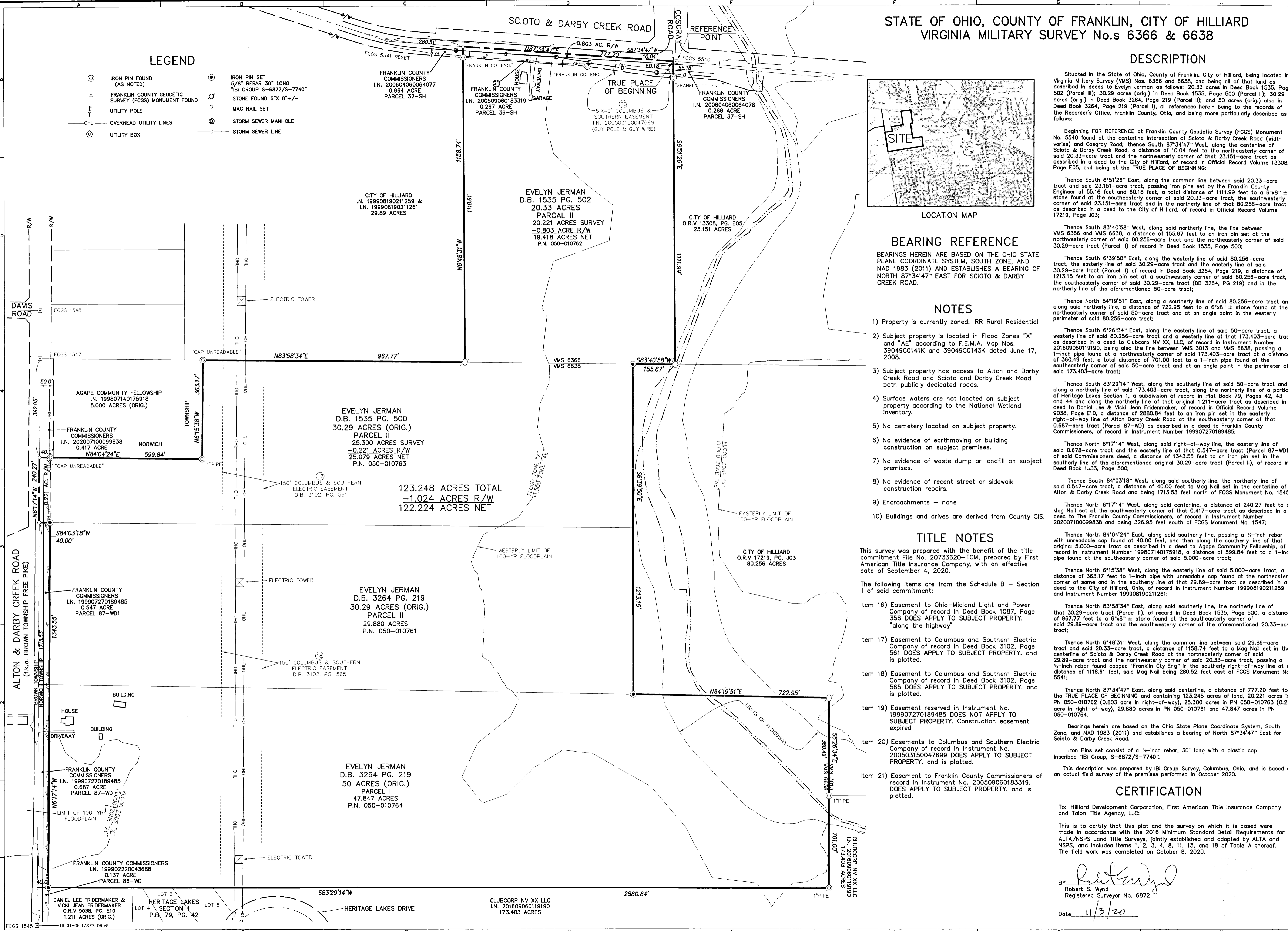
This survey was prepared with the benefit of the title commitment File No. 20733620-TGM, prepared by First American Title Insurance Company, with an effective date of September 4, 2020.

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

- Item 16) Easement to Ohio-Midland Light and Power Company of record in Deed Book 1087, Page 358 DOES APPLY TO SUBJECT PROPERTY. "along the highway"
- Item 17) Easement to Columbus and Southern Electric Company of record in Deed Book 3102, Page 561 DOES APPLY TO SUBJECT PROPERTY. and is plotted.
- Item 18) Easement to Columbus and Southern Electric Company of record in Deed Book 3102, Page 565 DOES APPLY TO SUBJECT PROPERTY. and is plotted.
- Item 19) Easement reserved in Instrument No. 199907270189485 DOES NOT APPLY TO SUBJECT PROPERTY. Construction easement expired
- Item 20) Easements to Columbus and Southern Electric Company of record in Instrument No. 200503150047699 DOES APPLY TO SUBJECT PROPERTY. and is plotted.
- Item 21) Easement to Franklin County Commissioners of record in Instrument No. 200509060183319. DOES APPLY TO SUBJECT PROPERTY. and is plotted.

LEGEND

- IRON PIN FOUND (AS NOTED)
- FRANKLIN COUNTY GEODETIC SURVEY (FCGS) MONUMENT FOUND
- UTILITY POLE
- OVERHEAD UTILITY LINES
- UTILITY BOX
- IRON PIN SET 5/8" REBAR 30" LONG "BI GROUP S-6872/S-7740"
- STONE FOUND 6"x 8"+/-
- MAG NAIL SET
- STORM SEWER MANHOLE
- STORM SEWER LINE



123.248 ACRES TOTAL  
 -1.024 ACRES R/W  
 122.224 ACRES NET

SUBMISSION:

REVISION:

STAMP:

EVELYN JERMAN  
 6287 SCIOTO & DARBY  
 CREEK ROAD &  
 ALTON DARBY  
 CREEK ROAD  
 HILLIARD, OHIO

FIELD	DRAFT	CHECK
JE	DC	BW

M-E NO.: 126813

DATE: OCTOBER 2020

SCALE: HORIZONTAL: 1"=150'  
 VERTICAL:

SHEET TITLE:

ALTA/NSPS LAND  
 TITLE SURVEY

SHEET NO.:

2:126813\_JermanALTA\_TL\_Production703\_Design02\_SurveyMapping/IBI/MAA\_Acting for Dan Chisholm on 11/09/2020 @ 07:11:39 am - © W&E Companies, Inc.