

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS

QUARTER SECTION 1, TOWNSHIP 1, RANGE 18

UNITED STATES MILITARY LANDS

BASIS OF BEARINGS

Bearings described hereon are based on South 03 degrees 42 minutes 59 seconds West for the centerline of Cleveland Avenue, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

- Curb Inlet
- Electric Meter
- Gas Meter
- Gas Valve
- Iron Pin Found
- Iron Pin Set
- Iron Pipe Found
- Pine Tree
- Post
- Power & Light Pole
- Power Pole
- Rock
- Sanitary Manhole
- Sign
- Storm Manhole
- Tree

GENERAL PROPERTY INFORMATION

OWNERS OF RECORD:
1) Kenlawn Place Homes LLC, an Ohio limited liability company

CURRENT SITE ADDRESS:
1) 2977 Cleveland Avenue, Columbus, OH 43224

CURRENT TAX DISTRICT:
City of Columbus

CURRENT TAX PIDS:
1) 010-076498

CURRENT DEED REFERENCE:
1) IN 202002050018361
2) IN 202002050018362
3) IN 202002050018363

SURVEYOR'S NOTES

- This plat of an ALTA/NSPS LAND TITLE SURVEY is based upon the following Old Republic National Title Insurance Company commitment for title insurance having Commitment No. COM-CIN-20-0035-OR and the effective date of March 20, 2020 at 06:00 am issued by Mercantile Title Agency, Inc. ...
- No comment is made regarding the following Exceptions in Schedule BII of the above mentioned commitments for title insurance: Commitment No. CT419-122383: 1-12, 22-33.
- The following notes are keyed to the Exceptions in Schedule B - Section II of the above reference commitment for title insurance and pertain only to the location of the item in relation to the subject premises. The undersigned makes no assumptions or assertions as to what rights exist or do not exist as described in the below documents. Commitment No. COM-CIN-20-0035-OR:
 - Item 13: Building setback lines and utility easements as set forth on the subdivision plat for Eddystone Place Subdivision recorded in Plat Book 21, Page 12, in the records of the Recorder of Franklin County, Ohio. ...
 - Item 14: Easement to Columbus and Southern Ohio Electric Company recorded on January 19, 1939 in Deed Book 1079, Page 385, in the records of the Recorder of Franklin County, Ohio. ...
 - Item 15: Reservations, restrictions, covenants, limitations, easements, and/or other conditions as set forth in General Warranty Deeds recorded in Official Record 278, Page G15 and recorded on October 28, 1980 in Official Record 303, Page C16 in the records of the Recorder of Franklin County, Ohio. ...
 - Item 16: Deed of Easement to the City of Columbus, Ohio dated December 3, 2019 and filed December 5, 2019 as Instrument Number 201912050163939, in the records of the Recorder of Franklin County, Ohio. ...
 - Item 17: Non-exclusive easement and right of way, reservations, restrictions, covenants, limitations, easements, and/or other conditions as set forth in the General Warranty Deed dated March 21, 1990, recorded March 23, 1990 in Official Record 14924, Page G18, in the records of the Recorder of Franklin County, Ohio. ...
 - Item 18: Right of Way to Columbus Gas of Ohio, Inc., dated July 3, 1979, recorded July 18, 1979 in Deed Book 3739, page 138, in the records of the Recorder of Franklin County, Ohio. ...
 - Item 19: Reservations, restrictions, covenants, limitations, easements, and/or other conditions as set forth in Quit-Claim Deed dated December 12, 2014, recorded September 30, 2015 as Instrument Number 201509300137590 in the records of the Recorder of Franklin County, Ohio. ...
 - Item 20: Reservations, restrictions, covenants, limitations, easements, and/or other conditions as shown in Quit-Claim Deed dated March 9, 2020, as Instrument Number 20200309034520 in the records of the Recorder of Franklin County, Ohio. ...
 - Item 21: Restrictions of record in Quit Claim Deed to John E. Fallick, dated September 12, 2013 and filed September 20, 2013 in Instrument Number 20130920161175, Recorder's Office, Franklin County, Ohio. ...
- The purpose of this survey was to prepare an ALTA/NSPS Land Title Survey for the site.
- This plat of an ALTA/NSPS LAND TITLE SURVEY represents the conditions of the site on: June 18, 2019 (date of original field activity) and visually field verified on May 19, 2020.
- The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community-Panel Number 39049C0189K (effective date June 16, 2006) of the National Flood Insurance Program indicates this site to be within zone "X" (areas determined to be outside 500-year floodplain).
- Encroachments (See Survey for Details):
 - 7.1. Along the west property line, overhead utility lines encroach onto the subject property up to 10.83', see survey for details
 - 7.2. Along the west property line, a sanitary sewer line encroaches onto the subject property up to 22.41', see survey for details
- The subject property is adjacent to the rights-of-way for Cleveland Avenue (a public street) on the east, Eddystone Avenue (a public street) on the north, and an unnamed alley (a public street) on the west and north. There is no direct vehicular access (no curb cuts) to Cleveland Avenue and Eddystone Avenue. There is direct vehicular access (no curbs exist) along all of the unnamed alley.
- Discussion of Certain ALTA Table A Items:
 - Item 6: No zoning information provided by client.
 - Item 9: There is currently parking present on the subject property but there are no delineated parking spaces.
 - Item 10: No party walls were designated by the client or observed during field exploration.
 - Item 11: The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, inlets, and marks made on the ground by others) or plan information provided by the utility owners and are speculative in nature. There may be underground utilities for which there is no above ground evidence, for which the above ground evidence was not observed (i.e. buried or paved over), or for which no plans were provided.
 - Observed evidence of Gas, Electric, Water, Telecommunications (which may or may not include telephone, cable TV and fiber optic lines), Sanitary Sewer and Storm Drainage exist on or adjacent to the subject property.
 - Item 16: No observed evidence of building construction or earth moving work currently exists on site.
 - Item 17: The undersigned has not been made aware of any proposed changes to the public right-of-way width or location. There is no evidence of recent sidewalk construction.
 - Item 18: No wetlands areas were delineated by appropriate authorities. This survey only certifies that the undersigned was not made aware of any wetlands.
 - Item 19: The undersigned is not aware of any offsite easements or servitudes.
- American Structurepoint, Inc. makes no warranty, either expressed or implied, as to our staking, findings, recommendations, plans, specifications, or professional advice except that the work was performed pursuant to generally accepted standards of practice and degree of care exercised by members of the same profession on projects of comparable size and complexity. As used in this survey, the word certify (certified, certification, and/or certificate) shall be interpreted as meaning a professional opinion regarding the conditions of those facts and/or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.
- This Plat of an ALTA/NSPS LAND TITLE SURVEY represents a survey made under my supervision and in compliance with the Minimum Standards for Boundary Surveys as established by Chapter 4733-37 of the Ohio Administrative Code with corners established as shown and is true and correct to the best of my knowledge.

LEGAL DESCRIPTION

The Land is described as follows:
PROPERTY 1:
Parcel ID: 010-076498

Situated in the State of Ohio, County of Franklin, City of Columbus, being Quarter Section 1, Township 1 North, Range 18 West, United States Military Lands, being all of Lots 22, 23, and 24, of Eddystone Place Subdivision as recorded in Plat Book 21, page 12, (all records herein referenced are to the records of Franklin County, Ohio Recorder's Office unless otherwise stated) and being a portion of Parcel Numbers 1 and 2 of Miles E. Lonetta and Beatrice M. Loretta's land as described in Deed Book volume 3279, page 160, as conveyed to Kenlawn Place Homes LLC, an Ohio limited liability company, by the instruments filed as Instrument Number 202002050018361, Instrument Number 202002050018362, Instrument Number 202002050018363 and Instrument Number 202002050018364, and, being more particularly described as follows:

BEGINNING at an iron pin set at the Grantor's northeast corner, the northeast corner of the said Lot 22, and at the intersection of the westerly right-of-way of Cleveland Avenue (RW Varies - Public) and the southerly right-of-way of Eddystone Avenue (60' RW - Public) as dedicated in Ordinance No. 283-38 in the said Eddystone Place Subdivision, said pin being the **TRUE POINT OF BEGINNING** of the tract herein described;

Thence along the easterly line of the said Lots 22, 23, and 24, the said westerly right-of-way line of Cleveland Avenue, the westerly line of that 0.152 acre parcel as conveyed to City of Columbus, Ohio, a municipal corporation by the instrument filed as Instrument Number 202005060003050, and crossing through the said Parcels 1 and 2 - South 03 degrees 42 minutes 59 seconds West for a distance of 118.27 feet to an iron pin set on the on the northerly line of that 0.205 acre parcel as conveyed to Khalifah A. Ilimi and Zahrah Omar by the instrument filed as Instrument Number 202008090180403, at the southwest corner of the said 0.152 acre right-of-way parcel, and on the westerly line of the balance of the partition of 4 acres west of Harbour Road (now known as Cleveland Avenue) as conveyed to Jonathan Coe, Heir and Successor in Title of John D. Coe, and Mary E. Coe, Dower by the instruments filed as Deed Book volume 346, page 408 and Deed Book volume 442, page 149;

Thence along the northerly line of the said 0.205 acre parcel and through the said Parcel 2, **North 86 degrees 13 minutes 55 seconds West for a distance of 102.33 feet** to a point (being referenced by a 3/4" iron pin found bearing North 78 degrees 23 minutes 48 seconds East at a distance of 0.80 feet), said point being on the northerly line of the said 0.205 acre parcel, on the westerly line of the said Parcel 2, the easterly line of the said Parcel 1, and at the northeast corner of that 0.066 acre parcel being the exception to Parcel 1 as described in the said Instrument Number 202002050018362;

Thence continuing along the northerly line of the 0.205 acre parcel, crossing through the said Parcel 1, and along the northerly line of the said 0.066 acre parcel (being referenced by a 3/4" iron pin found bearing North 78 degrees 23 minutes 48 seconds East at a distance of 0.80 feet), said point being on the northerly line of the said 0.205 acre parcel, on the westerly line of the said Parcel 2, the easterly line of the said Parcel 1, and at the northeast corner of that 0.066 acre parcel as conveyed to City of Columbus by the instrument filed as Deed Book volume 1810, page 224;

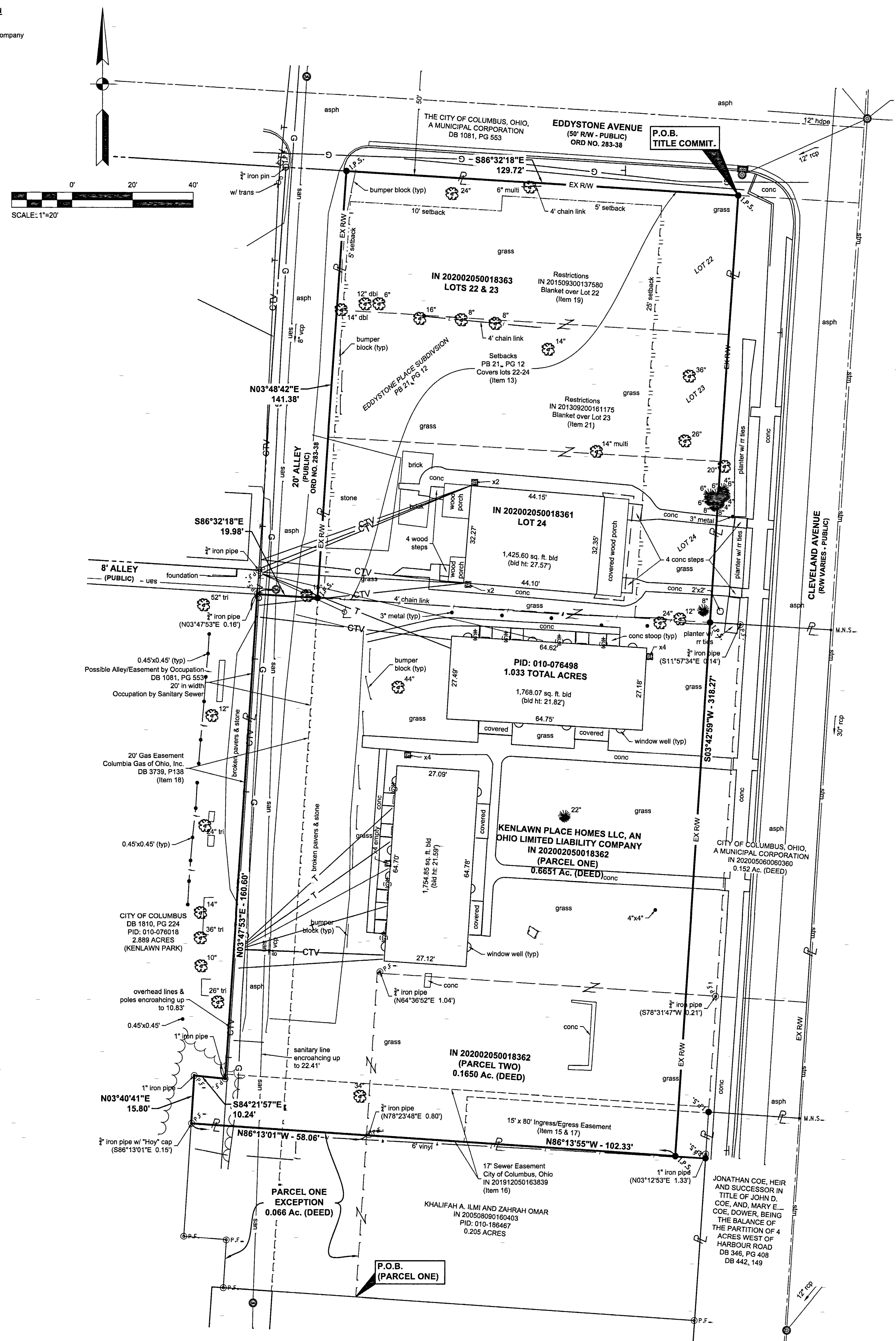
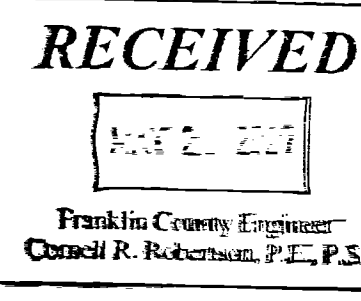
Thence along the common boundary of the said Parcel 1 and the said 2.889 acre parcel, being the westerly line of the said Parcel 1 and being the easterly line of the said 2.889 acre parcel, the following three (3) courses;

- North 03 degrees 40 minutes 41 seconds East for a distance of 15.80 feet** to a 1" iron pipe found;
- South 84 degrees 21 minutes 57 seconds East for a distance of 10.24 feet** to a 1" iron pipe found;
- North 03 degrees 47 minutes 53 seconds East for a distance of 160.60 feet** to a point (being referenced by a 3/4" iron pipe found bearing North 03 degrees 47 minutes 53 seconds East at a distance of 0.16 feet), said point being at the northwest corner of the said Parcel 1, the northeast corner of the said 2.889 acre parcel, on the southerly line of the said Eddystone Place Subdivision, and being at the intersection of southerly right-of-way of that 8 foot alley and the westerly right-of-way line of that 20 foot alley, both as shown in the said Eddystone Place Subdivision;

Thence along the northerly line of the said Parcel 1, the said southerly line of Eddystone Place Subdivision, and the southerly right-of-way line of the said 20 foot Alley, **South 86 degrees 32 minutes 18 seconds East for a distance of 19.98 feet** to an iron pin set at the intersection of the said southerly right-of-way line of the 20 foot alley and the easterly right-of-way line of the said 20 foot alley, and being at the southwest corner of the said Lot 24;

Thence along the said easterly right-of-way line of that 20 foot alley and the westerly line of the said Lots 22, 23, and 22, **North 03 degrees 48 minutes 42 seconds East for a distance of 141.38 feet** to an iron pin set at the northwest corner of the said Lot 22 and at the intersection of the said easterly right-of-way line of that 20 foot alley and the said southerly right-of-way line of Eddystone Avenue;

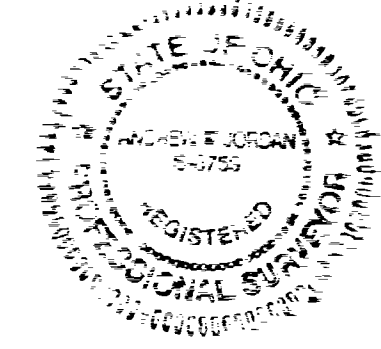
Thence along the northerly line of the said Lot 22 and the said southerly right-of-way line of Eddystone Avenue, **South 86 degrees 32 minutes 18 seconds East for a distance of 129.72 feet** to the **TRUE POINT OF BEGINNING** for this description.



To: Kenlawn Place Homes, LLC, an Ohio limited liability company, Mercantile Title Agency, Inc., Old Republic National Title Insurance Company, JPMorgan Chase Bank, N.A., its successors and/or assigns, City of Columbus, its successors and/or assigns as their respective interests may appear, Ohio Housing Finance Agency, its successors and/or assigns as their respective interests may appear.

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, 5, 7, 8, 9, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on June 19, 2019 and a visual field verification on May 19, 2020.

Date of Plat or Map: May 28, 2020
This document is not valid unless imprinted with a land surveyor's seal.
Andrew T. Jordan
Professional Land Surveyor 8759



AMERICAN STRUCTUREPOINT INC.

2650 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43231
TEL: 614.271.2226
www.structurepoint.com

ALTA/NSPS LAND TITLE SURVEY FOR
KENLAWN PLACE HOMES LLC
COLUMBUS, FRANKLIN COUNTY, OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE: 05/28/2020
DRAWN BY: JBY
CHECKED BY: ATJ
JOB NUMBER: 2018.02177