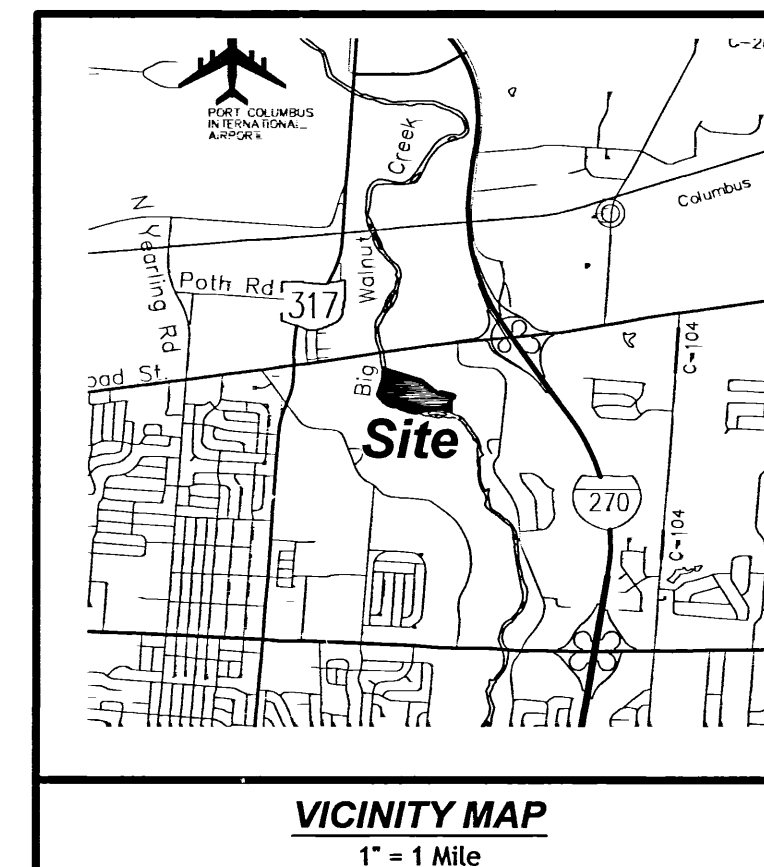
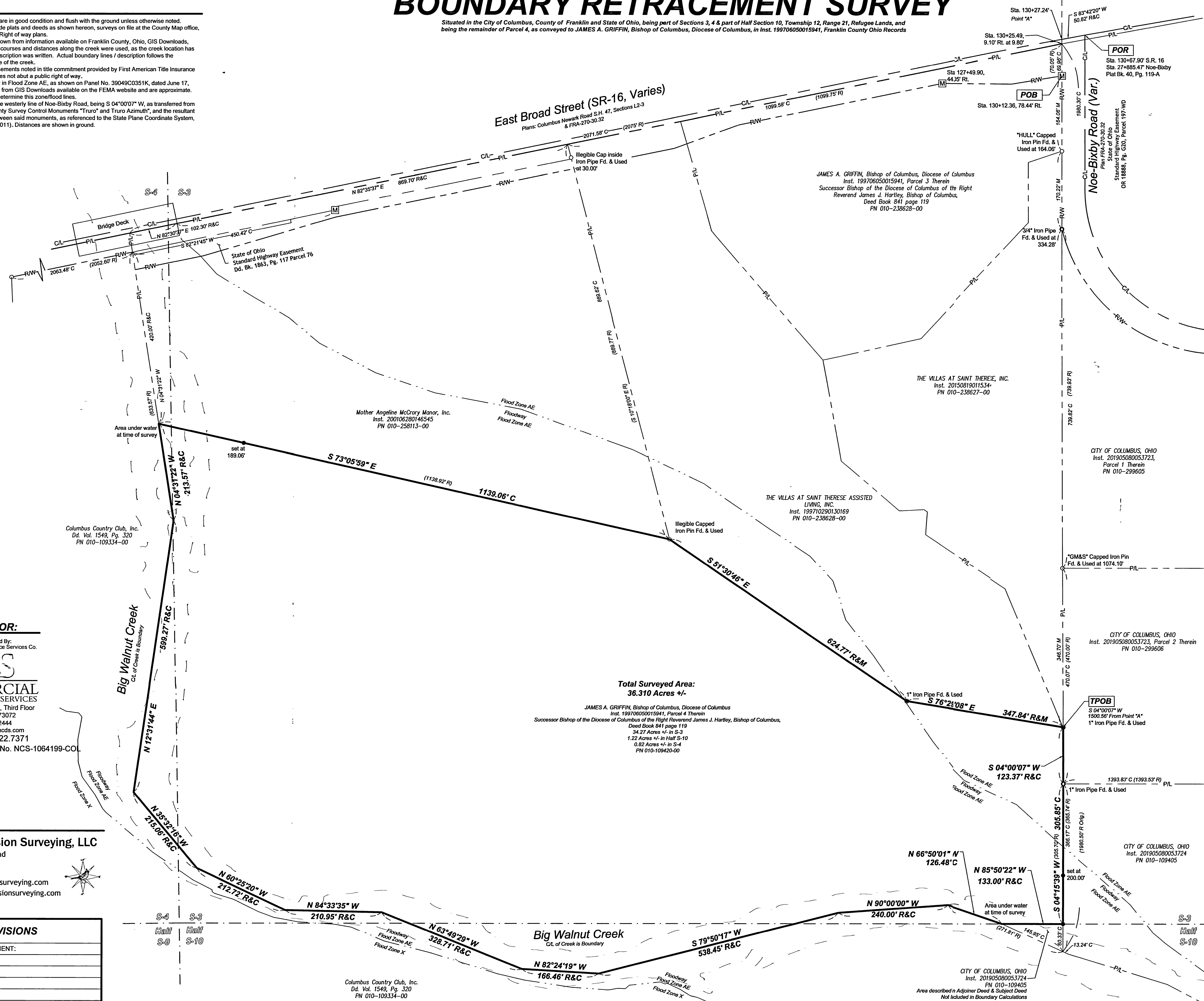


NOTES:

- Monuments found or set are in good condition and flush with the ground unless otherwise noted.
- Pertinent documents include plats and deeds as shown hereon, surveys on file at the County Map office, county tax maps and ODOT Right of Way plans.
- Walnut Creek limits are shown from information available on Franklin County, Ohio, GIS Downloads, imagery date, 2020. Record courses and distances along the creek were used, as the creek location has not varied much since the description was written. Actual boundary lines / description follows the meanderings of the centerline of the creek.
- There were no access easements noted in title commitment provided by First American Title Insurance Company, and this parcel does not abut a public right of way.
- Surveyed parcel is entirely in Flood Zone AE, as shown on Panel No. 39049C0351K, dated June 17, 2008. Flood lines are shown from GIS Downloads available on the FEMA website and are approximate. No surveying was done to determine this zone/flood lines.
- The basis of bearings is the westerly line of Noe-Bixby Road, being S 04°00'07" W, as transferred from GPS Survey of Franklin County Survey Control Monuments "Truro" and Truro Azimuth", and the resultant bearing of S 32°18'46" E between said monuments, as referenced to the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011). Distances are shown in ground.

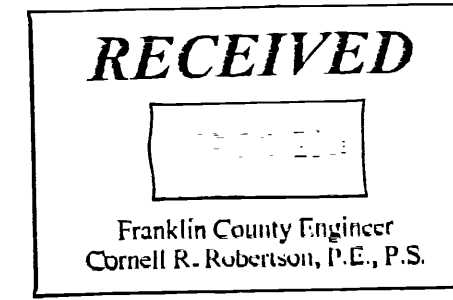
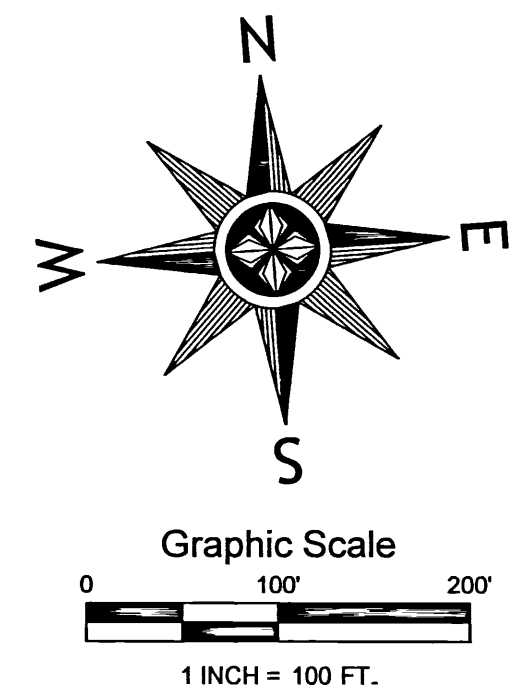
BOUNDARY RETRACEMENT SURVEY

Situated in the City of Columbus, County of Franklin and State of Ohio, being part of Sections 3, 4 & part of Half Section 10, Township 12, Range 21, Refugee Lands, and being the remainder of Parcel 4, as conveyed to JAMES A. GRIFFIN, Bishop of Columbus, Diocese of Columbus, in Inst. 199706050015941, Franklin County Ohio Records



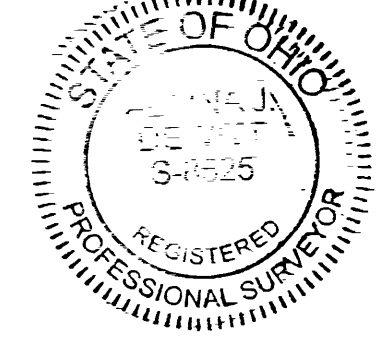
SYMBOL LEGEND

L/A	- Limited Access
RW	- Right of Way
P/L	- Adjoiner Line
CL	- Centerline
C	- Calculated
M	- Measured
R	- Record
P	- Plat
Surveyed (Records)	
POB	- Point of Beginning
T.P.A.	- True Point of Beginning
POA	- Point of Reference
[M]	- Conc. RW Mon. Fd. & Used
○	- Iron Pin Fd. as Noted
○	- Iron Pipe Fd. as Noted
●	- 5/8" Rebar w/cap set "DEWITT S-8625"



CERTIFICATION:
I certify that the parcel shown hereon has been surveyed by me or under my direct supervision in accordance with the Minimum Standards for Boundary Surveys, Ohio Administrative Code, Chapter 4733.37.

By: *Alaina J. DeWitt*
Alaina J. DeWitt, P.S.
License No. S-8625
Field Date: June 2021
Date of Last Revision: June 16, 2021
Project Number: 21082



PREPARED FOR:

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcdis.com
Toll Free: 888.322.7371
CDS Client Reference No. NCS-1064199-COL
CDS No. 21-05-0596

PREPARED BY:

Cardinal Precision Surveying, LLC
2715 Virginia Ridge Road
Philo, OH 43771
(330) 603-0264
www.cardinalprecisionsurveying.com
adewitt@cardinalprecisionsurveying.com

REVISIONS

BY:	DATE:	COMMENT:

Total Surveyed Area:
36.310 Acres +/-

JAMES A. GRIFFIN, Bishop of Columbus, Diocese of Columbus
Inst. 199706050015941, Parcel 4 Therein
Successor Bishop of the Diocese of Columbus of the Right Reverend James J. Hartley, Bishop of Columbus,
Deed Book 841 page 119
34.27 Acres +/- in S-3
1.22 Acres +/- in Half S-10
0.82 Acres +/- in S-4
PN 010-109420-00

N 66°50'01" N
126.48' C

N 85°50'22" W
133.00' R&C

N 90°00'00" W
240.00' R&C

S 79°50'17" W
538.45' R&C

N 63°40'29" W
328.77' R&C

N 82°24'19" W
166.46' R&C

N 84°33'35" W
210.95' R&C

N 60°25'20" W
212.72' R&C

N 35°32'45" W
215.06' R&C

N 12°37'44" E

N 04°37'22" W

N 04°37'22" W

N 04°37'22" W

N 04°37'22" W

N 04°37'22" W

N 04°37'22" W

N 04°37'22" W

S 4

Half S-9

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