

LEGAL DESCRIPTIONS OF RECORD, HYATTS ROAD:

SITUATED IN THE COUNTY OF DELAWARE, STATE OF OHIO, AND IN THE TOWNSHIP OF BERLIN AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING IN R. 18 TP. 4, SEC 3, LOT 33, COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT #33, WHERE THE CENTER LINE OF THE MCKINNIE ROAD LEAVES THE SAID SOUTH LINE OF SAID LOT #33, THENCE IN A NORTHEAST DIRECTION ALONG THE CENTER LINE OF SAID MCKINNIE ROAD TO THE WEST LINE OF THE RIGHT OF WAY OF THE C.D. & M. R.R. THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID WEST LINE OF SAID C.D. & M. R.R. TO THE SOUTH LINE OF SAID LOT NO. 33 THENCE WEST ALONG THE NORTH LINE OF LAND NOW OWNED BY F.K. NEUMAN AND SAID SOUTH LINE OF SAID LOT #33 TO THE PLACE OF BEGINNING, CONTAINING ONE ACRE OF LAND MORE OR LESS AND BEING THE SOUTH-EAST CORNER OF THE FARM CONVEYED TO SAID KATIE E. COLFLESH BY JOHN E. COLFLESH BY DEED DATED NOV. 12, 1887 AND RECORDED IN VOL 91, PAGE 33, RECORD OF DEEDS OF DELAWARE COUNTY, OHIO.

PARCEL 418330-01-080-000

LEGAL DESCRIPTIONS OF RECORD, COLUMBUS PIKE:

SITUATED IN THE COUNTY OF DELAWARE, IN THE STATE OF OHIO, AND IN THE TOWNSHIP OF BERLIN, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING PART OF LOT 33 IN SECTION 3, TOWNSHIP 4, RANGE 18, U.S.M. LANDS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE HYATTSVILLE ROAD WITH THE U.S. ROUTE 23;

THENCE WITH THE CENTER LINE OF ROUTE 23, N. 10° 00' E. 67.9 FEET TO A POINT OPPOSITE LARGE POST ON WEST SIDE OF ROAD;

THENCE N. 84° 40' W. 295.7 FEET TO A STAKE;

THENCE S. 5° 22' W. 408.7 FEET TO A STAKE ON THE SOUTH LINE OF LOT

33; THENCE WITH THE SOUTH LINE OF LOT 33, S. 84° 15' E. 79.3 FEET TO A STAKE;

THENCE WITH CENTER LINE OF ROAD N 39° 28' E. 414.9 FEET TO PLACE OF BEGINNING, CONTAINING TWO ACRES MORE OR LESS.

SUBJECT TO EASEMENT AND RIGHT OF WAY OF THE COLUMBUS, DELAWARE AND MARION ELECTRIC RAILROAD, THE EASEMENT OF THE MARION RESERVE POWER COMPANY AND ALL LEGAL HIGHWAYS.

EXCEPTING THEREFROM EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD, LEGAL HIGHWAYS, ZONING REGULATIONS, AND REAL ESTATE TAXES PRORATED TO THE DATE OF DELIVERY OF THIS DEED.

NOTES PER TITLE COMMITMENT NO. PRELIM1277

THE FOLLOWING ITEMS ARE PER SCHEDULE B OF TITLE COMMITMENT NUMBER PRELIM1277 ISSUED BY TITLE FIRST INSURANCE COMPANY.

ITEM 9 RIGHT OF WAY APPEARING IN DEED BOOK 217, PAGE 678, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT.

DEED BOOK 244, PAGE 340, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

DEED BOOK 254, PAGE 462, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

DEED BOOK 356, PAGE 62, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES NOT AFFECT THE SUBJECT TRACT.

DEED BOOK 363, PAGE 142, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES NOT AFFECT THE SUBJECT TRACT.

DEED BOOK 391, PAGE 411, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

DEED BOOK 458, PAGE 415, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS A 10 FEET WIDE GAS LINE EASEMENT, HOWEVER THE EXACT LOCATION IS NOT STATED IN THE DOCUMENT.

ITEM 10 EASEMENT APPEARING IN OFFICIAL RECORD 12654, PAGE 919, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOCUMENT NOT PROVIDED.

NOTES PER TITLE COMMITMENT NO. PRELIM1278

THE FOLLOWING ITEMS ARE PER SCHEDULE B OF TITLE COMMITMENT NUMBER PRELIM1278 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

ITEM 8(A) RIGHT OF WAY EASEMENT APPEARING IN DEED BOOK 218, PAGE 477, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT. ELECTRIC EASEMENT WITHIN THE RIGHT OF WAY OF OLD HYATTS ROAD.

ITEM 9(B) EASEMENT APPEARING IN DEED BOOK 220, PAGE 43, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT, EXACT LOCATION AND WIDTH OF EASEMENT NOT DESCRIBED.

ITEM 9(C) EASEMENT APPEARING IN DEED BOOK 550, PAGE 186, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

RIGHT OF WAY APPEARING IN DEED BOOK 198, PAGE 581, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT.

RIGHT OF WAY APPEARING IN DEED BOOK 223, PAGE 146, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

EASEMENT APPEARING IN DEED BOOK 248, PAGE 29, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

EASEMENT APPEARING IN DEED BOOK 254, PAGE 73, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

EASEMENT APPEARING IN DEED BOOK 391, PAGE 413, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT. DOCUMENTS STATES EASEMENT RUNS ALONG HYATTS ROAD HOWEVER THE EXACT SIZE AND LOCATION IS NOT STATED.

EASEMENT APPEARING IN DEED BOOK 458, PAGE 415, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

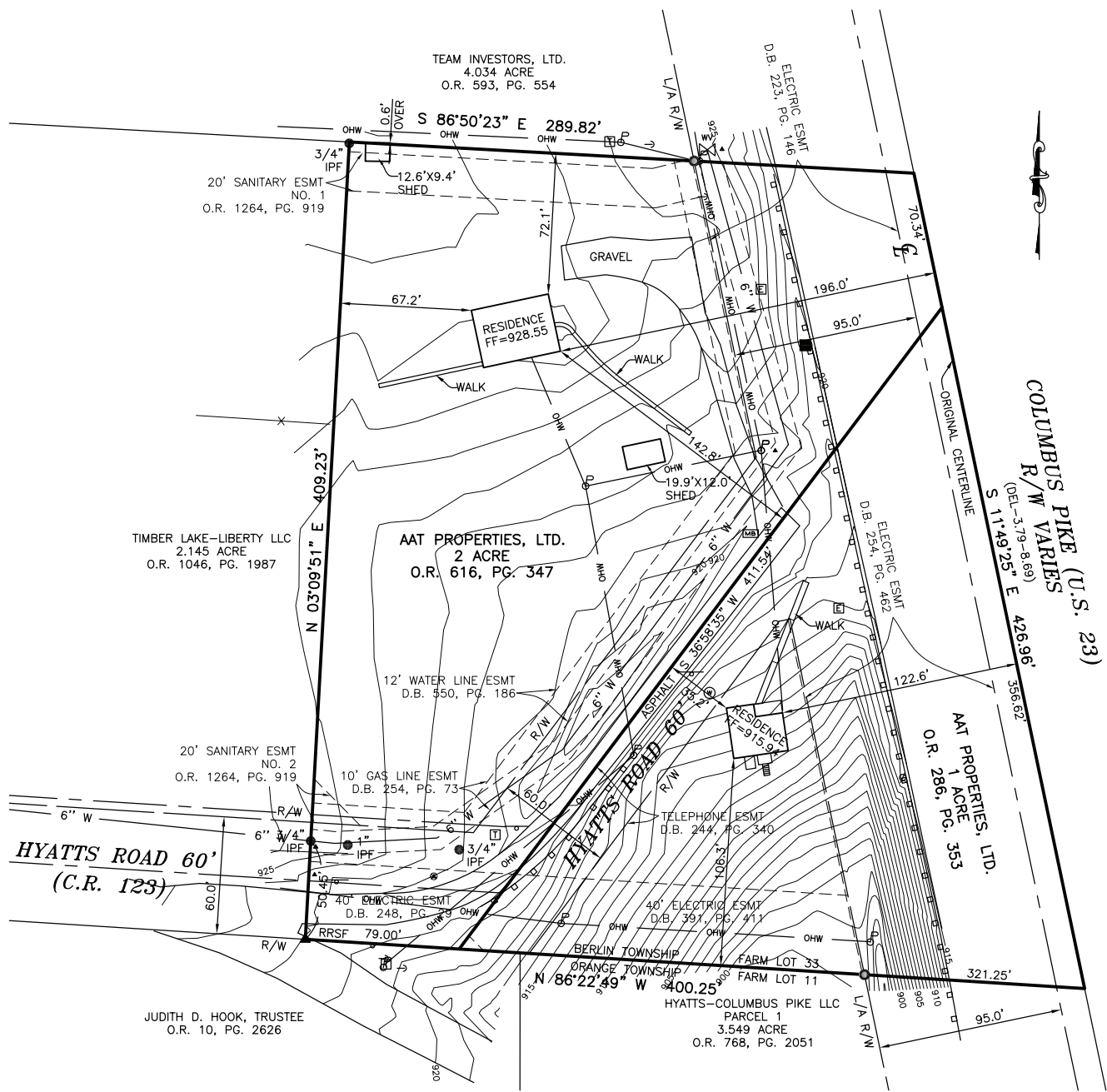
EASEMENT APPEARING IN OFFICIAL RECORD 1264, PAGE 919, RECORDER'S OFFICE DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

CERTIFICATION:

TO: AAT PROPERTIES LTD., FIRST AMERICAN TITLE INSURANCE COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS:

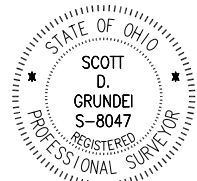
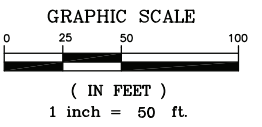
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 13, 17, 18 AND 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS." THE FIELD WORK WAS COMPLETED IN AUGUST OF 2017.

Scott D. Grundeil
 01/05/18
 SCOTT D. GRUNDEIL, P.S.
 REGISTERED SURVEYOR NO. 8047



LEGEND

- RBF REBAR FOUND
- IPF IRON PIN FOUND
- RBS REBAR SET
- ▲ RRSF RAILROAD SPIKE FOUND
- ⊕ POWER POLE
- GUY WIRE
- CATCH BASIN
- ▲ GAS MARKER
- ⊙ GAS VALVE
- TELEPHONE PEDESTAL
- SIGN
- ☐ MAILBOX
- ⊗ WATER VALVE
- ⊕ WATER METER
- 6" W— WATER LINE
- OHW— OVERHEAD UTILITY WIRES
- X— EXISTING FENCE LINE



NOTES:

- 1) THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.
- 2) THERE WAS NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL OBSERVED AT THE TIME OF THIS SURVEY.
- 3) ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

ZONING NOTE:

A CURRENT ZONING REPORT WAS NOT PROVIDED TO THE UNDERSIGNED DURING THE TIME OF THIS SURVEY.

FLOOD ZONE NOTE:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 39041C0233K, WITH AN EFFECTIVE DATE OF 04/16/2009, THE SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY STATEMENT PER ITEM 11:

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.I.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYOR MAY BE IGNORED OR RESULT IN INCOMPLETE RESPONSE. IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ALTA/NSPS LAND TITLE SURVEY OF
**5600 COLUMBUS PIKE AND
 31 HYATTS ROAD**
 LYING IN
 FARM LOT 33, SECTION 3, TOWNSHIP 4, RANGE 18
 UNITED STATES MILITARY LANDS
 TOWNSHIP OF BERLIN, COUNTY OF DELAWARE
 STATE OF OHIO



2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
 PHONE: (614) 485-9000 FAX: (614) 485-9003
 DATE: 12/11/17 FILE NO. 201436

| REV. | DATE | DESCRIPTION |
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DRAWN BY: DJH

Property Information; Parcels

Currently, the property is comprised of two adjacent parcels located at the northwest corner of Columbus Pike (2 acres) and Hyatts Road (1 acre):

418-330-01-079-000: 2 acres

418-330-01-080-000: 1 acre

The proposed PCD rezoning pertains to both parcels which will be combined into one parcel when the rezoning is approved totaling 3 acres to accommodate one commercial building.