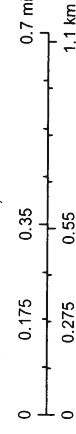


Franklin County Auditors Office



October 31, 2019

1:14,392



Franklin County Auditor
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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LOCATION MAP, NOT TO SCALE

ABBREVIATIONS

CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
SAN	SANITARY
STM	STORM
CGI	CURB & GUTTER INLET
MH	MANHOLE
CB	CATCH BASIN
BHD	BEEHIVE DRAIN
TC	TOP OF CASTING
FL	FLOW LINE
FFL	FINISHED FLOOR
CONC	CONCRETE
TBM	TEMPORARY BENCHMARK
RBF	REBAR FOUND

STORM STRUCTURES

- 1 STM CGI
TC 901.48 (FL)
12" CPP 896.41 NE
12" CPP 896.29 W
- 2 STM CB
TC 901.44
12" CPP 898.59 E
12" CPP 898.45 S

BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD83 VERTICAL DATUM BY LEVEL OBSERVATIONS TO THE FRANKLIN COUNTY BENCHMARK NETWORK.

BENCHMARKS

SOURCE BENCHMARK (FRANKLIN COUNTY: NE-9)
ELEVATION = 855.471
ALUMINUM DISK SET IN THE SOUTH END OF A WINGWALL AT THE NORTHWEST CORNER OF MORSE ROAD AND KENSINGWOOD DRIVE, 58.5 NORTH OF THE CENTERLINE OF MORSE ROAD, 23.0 WEST OF THE CENTERLINE OF KENSINGWOOD DRIVE.

TBM 1
ELEVATION = 908.58
MAG SPIKE DRIVEN INTO A POWER POLE BEING LOCATED ON THE SOUTH SIDE OF MORSE ROAD AND BEING THE FIRST POWER POLE EAST OF THE DRIVE TO 4569 MORSE ROAD.

TBM 2
ELEVATION = 903.10
CHISELED SQUARE ON THE NORTH SIDE OF A COMMUNICATIONS MANHOLE BEING LOCATED ON THE SOUTH SIDE OF MORSE ROAD AND BEING 433 FEET WEST OF THE DRIVE TO 4569 MORSE ROAD.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK, WITH THE CENTERLINE OF MORSE ROAD BETWEEN FCGS 1552 & FCGS 6616 RESET BEING SOUTH 86°20'59" EAST.

SURVEYOR'S NOTES

- A) ALL IRON PINS SET WILL BE 3/4" PIPE WITH PLASTIC CAP STAMPED "SANDS DECKER"
- B) BOUNDARY LINES DEPICTED ARE FROM RECORD DOCUMENTS AND A FIELD SURVEY PERFORMED BY SANDS DECKER IN SEPTEMBER, 2019. THE DRAWING REPRESENTS A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4733-37 FOR BOUNDARY SURVEYS.

TITLE COMMITMENT SCHEDULE BII EXCEPTIONS

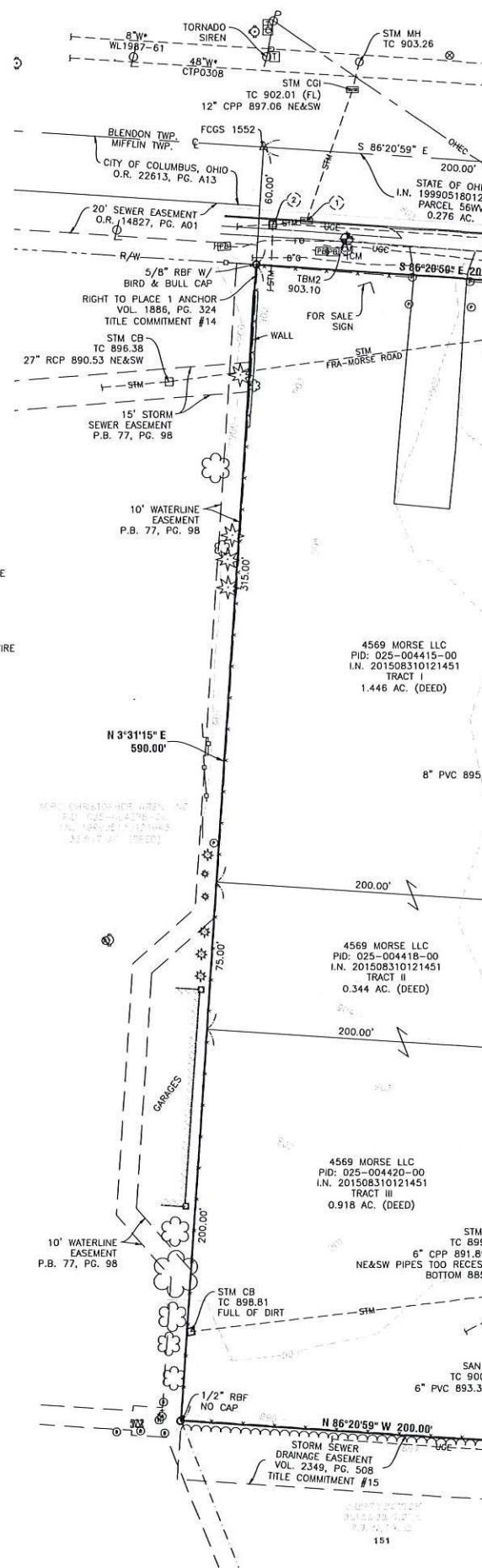
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 2019-1192 EFFECTIVE DATE: JULY 25, 2019, 6:00 AM

SCHEDULE B, PART II:


- 12) SUBJECT TO THE EASEMENT OF COLUMBUS SOUTHERN POWER, RECORDED ON JUNE 10, 1999 AS INSTRUMENT #199906100147811 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT ENTERS THE LIMITS OF THE SURVEY AND IS DEPICTED GRAPHICALLY.
- 13) SUBJECT TO THE EASEMENT OF COLUMBUS RAILWAY POWER & LIGHT CO., RECORDED ON JANUARY 26, 1931 IN BOOK 958, PAGE 32 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT LOCATION NOT DESCRIBED AND THEREFORE NOT DEPICTED GRAPHICALLY.
- 14) SUBJECT TO THE EASEMENT OF COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, RECORDED ON MAY 31, 1955 IN BOOK 1886, PAGE 324 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT ENTERS THE LIMITS OF THE SURVEY AND IS DEPICTED GRAPHICALLY.
- 15) SUBJECT TO THE EASEMENT OF FRANKLIN COUNTY COMMISSIONERS, RECORDED ON SEPTEMBER 26, 1961 IN BOOK 2349, PAGE 508 IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY RECORDER. EASEMENT DOES NOT ENTER THE LIMITS OF THE SURVEY, IS ADJOINING THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY
- STM STORM LINE
- SAN SANITARY SEWER
- W WATER LINE
- G GAS LINE
- OHE OVERHEAD ELECTRIC LINE
- OHEC OVERHEAD ELECTRIC & COMM LINE
- UGE UNDERGROUND ELECTRIC LINE
- UGF UNDERGROUND FIBER OPTIC LINE
- UGC UNDERGROUND COMM LINE
- x-x CHAIN LINK FENCE W/ BARBED WIRE
- o-o- CHAIN LINK FENCE
- o-o- WOODEN FENCE
- TREE LINE
- MANHOLE
- DOWNSPOUT
- CATCH BASIN
- CURB & GUTTER INLET
- FIRE HYDRANT
- WATER MAIN VALVE
- WATER VALVE
- WATER VAULT
- COMMUNICATIONS MARKER
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- TELEPHONE PEDESTAL
- LIGHT POLE
- POWER POLE
- GUY WIRE
- PULL BOX
- TRANSFORMER
- MAILBOX
- CONIFEROUS TREE
- DECIDUOUS TREE
- BOLLARD
- POST
- FLAG POLE
- FINISHED FLOOR
- BENCHMARK
- REBAR FOUND
- IRON PIN SET
- CENTERLINE MONUMENT
- CONCRETE
- ASPHALT
- BUILDING



S:\BRI Companies\2020\Proposed Development\4569 Morse Road\Survey\Draw\3023 Proposed Development Survey - A\A\A.dwg 10/10/2019 9:03 AM

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Exhibit A	

Commitment No.: 2019-1192

The Land referred to herein below is situated in the County of Franklin, State of Ohio, and is described as follows:

TRACT I:

Being a 1.722 acre tract out of a 51.99 acre tract situated in Franklin County, Ohio, in the City of Gahanna, Being a part of Quarter Township 1, Township 1, Range 17, United States Military Lands owned by said Sam Ramsey, said 1.722 acre tract being described as follows:

Starting at an iron pin at the intersection of the centerline of Beecham Road and the centerline of Morse Road; said iron pin being the northeast corner of Mifflin Township;

thence North 85° — 45' West along the centerline of Morse Road a distance of 2,308.65 to an iron pin the place of beginning;

thence South 4" — 15' West a distance of 375' to an iron pin;

thence North 85° — 45' West a distance of 200' to an iron pin located on the west property line of the Sam Ramsey 51.99 acre tract of land;

thence North 4° — 15' East along the west property line of the Sam Ramsey 51.99 acre tract a distance of 375' to an iron pin in the centerline of Morse Road, (Passing an iron pin at 345', said iron pin being the south right-of-way line of Morse Road);

thence South 85° — 45' East, along the centerline of Morse Road a distance of 200' to an iron pin the place of beginning and there to terminate.

Containing 1.722 acres more or less, subject to all legal highways.

Excepting therefrom a 0.276 acre tract as conveyed by the Franklin County Commissioners to the City of Gahanna as recorded in Instrument # 199905180125365 and further described as follows:

Situated in the City of Gahanna, County of Franklin, State of Ohio, Quarter Township 1, Township 1, Range 17, United States Military Lands and bounded and described as follows:

56WV

Beginning for reference at Franklin County Engineers Monument #6616 found at the centerline intersection of Hamilton Road with Morse Road (centerline Morse Road, Station 236+73.91);

thence North 86° 20' 56" West, with the centerline of said Morse Road, a distance of 2307.17 feet to a point (2.00 feet left, Station 213+66.75) and being the northeasterly corner of Grantor's property and also being the True Point of Beginning for this description;

thence South 3" 35' 56" West, with the Grantor's easterly property line, a distance of 60.00 feet to a point in the proposed southerly right-of-way line of said Morse Road (58.00 feet right, Station 213+66.78);

thence North 86° 20' 56" West, with said proposed southerly right-of-way line, a distance of 199.98 feet to a point in the Grantors westerly property line (58.00 feet right, Station 211+66.80);

thence North 3° 34' 52" East, with said westerly property line, a distance of 60.00 feet to the Grantor's northwesterly property corner in the centerline of said Morse Road (2.00 feet left, Station 211+66.72);

thence South 86° 20' 56" East, with said centerline, a distance of 200.00 feet to the True Point of Beginning and containing 0.276 acre, of which the existing light-of-way occupies 0.138 acre, leaving a net take of 0.138 acre.

The bearings in the above description are based upon the centerline of Morse Road as being North 86° 20' 56" West.

This description is based upon a survey made by Evans, Mechwart, Hambleton & Tilton, Inc. in 1997 under the direction of Jeffrey A. Miller, Registered Surveyor No. 7211.

A gross take of 0.276 acre is taken from Auditors Parcel No. 025-004415 which contains 1.722 acres.

Parcel No: 025-004415

TRACT II:

Being a 0.344 acre tract of land out of a 50.268 acre tract of land, situated in Franklin County, Ohio, in the City of Gahanna, being a part of Quarter Township 1, Township 1, Range 17, United States Military Survey Lands owned by Sam and Bertha Ramsey, as of record in DB. 1265, PG. 630, Recorder's Office, Franklin County, Ohio, said 0.344 acre tract of land being more particularly described as follows:

Beginning at an iron pin in the southeast property corner of a 1.722 acre tract of land acquired by The Board of Franklin County Commissioners May 19, 1949 out of a 51.990 acre tract of land owned by Sam and Bertha Ramsey, as of record in DB. 1497, Pg. 616 said iron pin being S. 4" — 15' W. a distance of 375.00 lin. ft. (measured along the above mentioned east property line of a 1.722 acre tract of land owned by The Board of Franklin County Commissioners) from an iron pin located in the present centerline of Morse Rd., County Road No. 17, and Currently known as Sta. 23+08.65, as shown of record plat on file in the Franklin County Engineer's Office, 970 Dublin Road, Columbus, Ohio;

thence S. 4° — 15' W. a distance of 75.00 lin. ft. to an iron pin;

thence N. 4° — 45' W. (running parallel to the south property line of the above mentioned 1.722 acre tract) a distance of 200.00 lin. ft. to an iron pin;

thence N. 4° — 15' E. a distance of 75.00 lin. ft. to an iron pin, said iron pin being the southwest property corner of the above mentioned 1.722 acre tract;

thence with the south property line of the heretofore mentioned 1.722 acre tract of land owned by The Board of Franklin County Commissioners, S. 85° — 45' E. a distance of 200.00 lin. ft. to an iron pin, the place of beginning, and there to terminate.

Containing 0.344 acres of land more or less.

Parcel No: 025-004418

TRACT III:

BEING A 0.918 ACRE TRACT OF LAND OUT OF A 49.924 ACRE TRACT OF LAND, SITUATED IN FRANKLIN COUNTY, OHIO, IN THE CITY OF GAHANNA, BEING A PART OF QUARTER TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY SURVEY LANDS OWNED BY SAM AND BERTHA RAMSEY, AS OF RECORD IN DEED BOOK 1265, PAGE 630, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 0.918 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for a point of reference at an iron pin in the southeast property corner of a 1.722 acre tract of land acquired by The Board of Franklin County Commissioners May 19, 1949 out of a 51.990 acre tract of land owned by Sam and Bertha Ramsey, as of record in Deed Book 1497, Page 616, said iron pin being South 4" — 15' West a distance of 375.00 lin. ft. (measured along the above mentioned east property line of a 1.722 acre tract of land owned by The Board of Franklin County Commissioners) from an iron pin located in the present centerline of Morse Road, County Road No. 17, and currently known as Station 23+08.65, as shown of record plat on file in the Franklin County Engineer's Office, 970 Dublin Road, Columbus, Ohio;

thence South 4° — 15' West a distance of 75.00 lin. fi. to an iron pin at the southeast corner of a certain 0.344 acre tract of land deeded to The Board of Franklin County Commissioners May 5th, 1954 as shown of record in Deed Book 1807, Page 16, this last said iron pin being the true place of beginning of this description;

thence South 4" — 15' West a distance of 200.00 lin. ft. to an iron pin;

thence North 85° — 45' West (running parallel to the south property line of the above mentioned 0.344 acre tract) a distance of 200.00 lin. ft. to an iron pin;

thence North 4° — 15' East a distance of 200.00 lin. ft. to an iron pin at the southwest corner of the above mentioned 0.344 acre tract;

thence with and along the south property line of the heretofore mentioned 0.344 acre tract of land owned by The Board of Franklin County Commissioners, South 85° — 45' East a distance of 200.00 lin. fi. to the iron pin at the true place of beginning of this description, containing 0.918 acres of land more or less.

Parcel No: 025-004420