

**NOTES PER TITLE COMMITMENT:**

THE FOLLOWING ITEMS ARE PER SCHEDULE B OF TITLE COMMITMENT NUMBER GLW2200804 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 17, 2022, AT 6:59 A.M.

ITEM 10 EASEMENT CONTAINED IN DEED FROM HERMAN STAUCH AND LUCY STAUCH, HIS WIFE TO RALPH E. FISHER, JR., AND ELSIE J. FISHER, FILED FOR RECORD AUGUST 19, 1950, IN VOLUME 1576, PAGE 68 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 12 EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, FILED FOR RECORD OCTOBER 11, 1965, IN VOLUME 2684, PAGE 698, OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 13 EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, FILED FOR RECORD JUNE 28, 1973, IN VOLUME 3346, PAGE 363, OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 14 DEED OF EASEMENT TO THE CITY OF DUBLIN, AN OHIO MUNICIPAL CORPORATION, FILED FOR RECORD JUNE 19, 1989, IN VOLUME 13582, PAGE F03 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 15 DEED OF EASEMENT TO THE CITY OF DUBLIN, OHIO, FILED FOR RECORD DECEMBER 8, 1989, IN VOLUME 14457, PAGE F11 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 16 DEED OF EASEMENT TO THE CITY OF DUBLIN, OHIO, FILED FOR RECORD DECEMBER 8, 1989, IN VOLUME 14457, PAGE F15 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 17 RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS SHOWN ON PLAT FILED FOR RECORD DECEMBER 19, 1989, IN PLAT BOOK 71, PAGE 74, OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 18 RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD DECEMBER 22, 1989, IN VOLUME 14525, PAGE A01, OF THE FRANKLIN COUNTY, OHIO RECORDS. NON SURVEY RELATED.

ITEM 19 RIGHT-OF-WAY TO COLUMBIA GAS OF OHIO, INC., FILED FOR RECORD APRIL 3, 1990, IN VOLUME 14976, PAGE F11 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 20 EASEMENT CONTAINED IN DEED FROM DCP ASSOCIATES, AN OHIO JOINT VENTURE TO JAMES M. MURRAY AND CAROLE J. MURRAY, FILED FOR RECORD AUGUST 10, 1990, IN VOLUME 15635, PAGE J03 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 21 TEMPORARY EASEMENT FOR SANITARY SEWER TO JAMES M. MURRAY AND CAROLE J. MURRAY, FILED FOR RECORD AUGUST 10, 1990, IN VOLUME 15635, PAGE J09 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 22 TEMPORARY EASEMENT FOR STORM SEWER TO JAMES M. MURRAY AND CAROLE J. MURRAY, FILED FOR RECORD AUGUST 10, 1990, IN VOLUME 15635, PAGE J13 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 23 RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS SHOWN ON PLAT FILED FOR RECORD JULY 24, 1991, IN PLAT BOOK 74, PAGE 47, OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 24 DEED OF EASEMENT TO THE CITY OF DUBLIN, OHIO, FILED FOR RECORD AUGUST 2, 1991, IN VOLUME 17423, PAGE J01 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 25 SANITARY SEWER EASEMENT TO DTR PARTNERS, FILED FOR RECORD AUGUST 2, 1991, IN VOLUME 17423, PAGE J05 OF THE FRANKLIN COUNTY, OHIO RECORDS. BENEFITS THE SUBJECT TRACT AS SHOWN HEREON.

ITEM 26 DEED OF EASEMENT TO THE CITY OF DUBLIN, OHIO, FILED FOR RECORD AUGUST 2, 1991, IN VOLUME 17423, PAGE J09 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 27 EASEMENT TO COLUMBUS SOUTHERN POWER COMPANY, FILED FOR RECORD NOVEMBER 13, 1991, IN VOLUME 18017, PAGE I17, OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 28 RIGHT OF WAY AND EASEMENT TO COLUMBUS SOUTHERN POWER COMPANY, FILED FOR RECORD NOVEMBER 13, 1991, IN VOLUME 18018, PAGE A04 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 29 EASEMENT TO THE OHO BELL TELEPHONE COMPANY, FILED FOR RECORD JANUARY 2, 1992, IN VOLUME 18338, PAGE I17, OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 30 EASEMENT TO THE OHO BELL TELEPHONE COMPANY, FILED FOR RECORD JANUARY 27, 1992, IN VOLUME 18487, PAGE F10, OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 31 DEED OF EASEMENT TO THE CITY OF DUBLIN, OHIO, FILED FOR RECORD AUGUST 18, 1993, IN VOLUME 23620, PAGE J14 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 32 DEED OF EASEMENT TO THE CITY OF DUBLIN, OHIO, FILED FOR RECORD AUGUST 18, 1993, IN VOLUME 23620, PAGE J17 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 33 TEMPORARY TURNAROUND EASEMENT TO THE CITY OF DUBLIN, OHIO, FILED FOR RECORD AUGUST 18, 1993, IN VOLUME 23621, PAGE A01 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 34 RIGHT OF WAY AND EASEMENT TO COLUMBUS SOUTHERN POWER COMPANY, FILED FOR RECORD JUNE 24, 1994, IN VOLUME 26802, PAGE A13 OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 35 RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS SHOWN ON PLAT FILED FOR RECORD APRIL 15, 2008, IN PLAT BOOK 112, PAGE 10, OF THE FRANKLIN COUNTY, OHIO RECORDS. BENEFITS AND AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 37 DRAINAGE EASEMENT TO DRT ASSOCIATES, LLC, AN OHIO LIMITED LIABILITY COMPANY, FILED FOR RECORD APRIL 22, 2008, IN INSTRUMENT NO. 200804220061322 OF THE FRANKLIN COUNTY, OHIO RECORDS. BENEFITS THE SUBJECT TRACT AS SHOWN HEREON.

ITEM 38 EASEMENT AND RIGHT OF WAY TO DRT ASSOCIATES, LLC, AN OHIO LIMITED LIABILITY COMPANY, FILED FOR RECORD APRIL 22, 2008, IN INSTRUMENT NO. 200804220061323 OF THE FRANKLIN COUNTY, OHIO RECORDS. BENEFITS THE SUBJECT TRACT AS SHOWN HEREON.

**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 OBSERVED EVIDENCE OF AND CHANGES IN STREET RIGHT-OF-WAY LINES DURING THE TIME OF THIS SURVEY.
3. THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT STREET OR SIDEWALK REPAIRS IN PROCESS DURING THE TIME OF THIS SURVEY.
4. THERE WAS NO VISIBLE EVIDENCE OF ANY WETLAND AREA DEMARCATION OBSERVED ON THE SUBJECT TRACT DURING THE TIME OF THIS SURVEY.
5. THERE WAS NO VISIBLE EVIDENCE OF ANY ENCROACHMENTS ONTO OR OVER THE SUBJECT TRACT DURING THE TIME OF THIS SURVEY.
6. THERE WAS NO EVIDENCE OF ANY CEMETERIES, BURIAL GROUNDS OR ISOLATED GRAVE SITES LOCATED ON THE SUBJECT TRACT DURING THE TIME OF THIS SURVEY.
7. THERE WAS NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL OBSERVED AT THE TIME OF THIS SURVEY.
8. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

**CERTIFICATION:**

TO: PNL LIBERTY, LLC, FIDELITY NATIONAL 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 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 10, 13, 14, 16, 17 & 18 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 JUNE OF 2022.

DRAWN BY: DJH

*Scott D. Grunde*

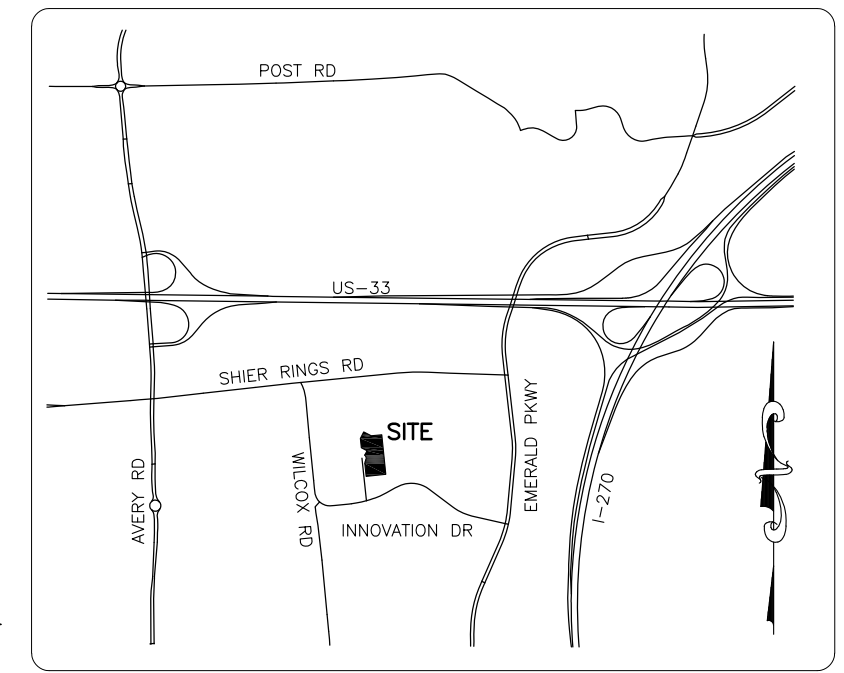
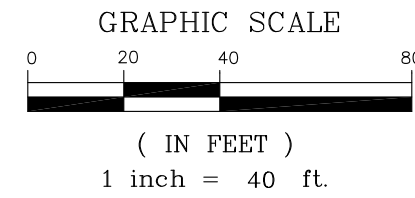
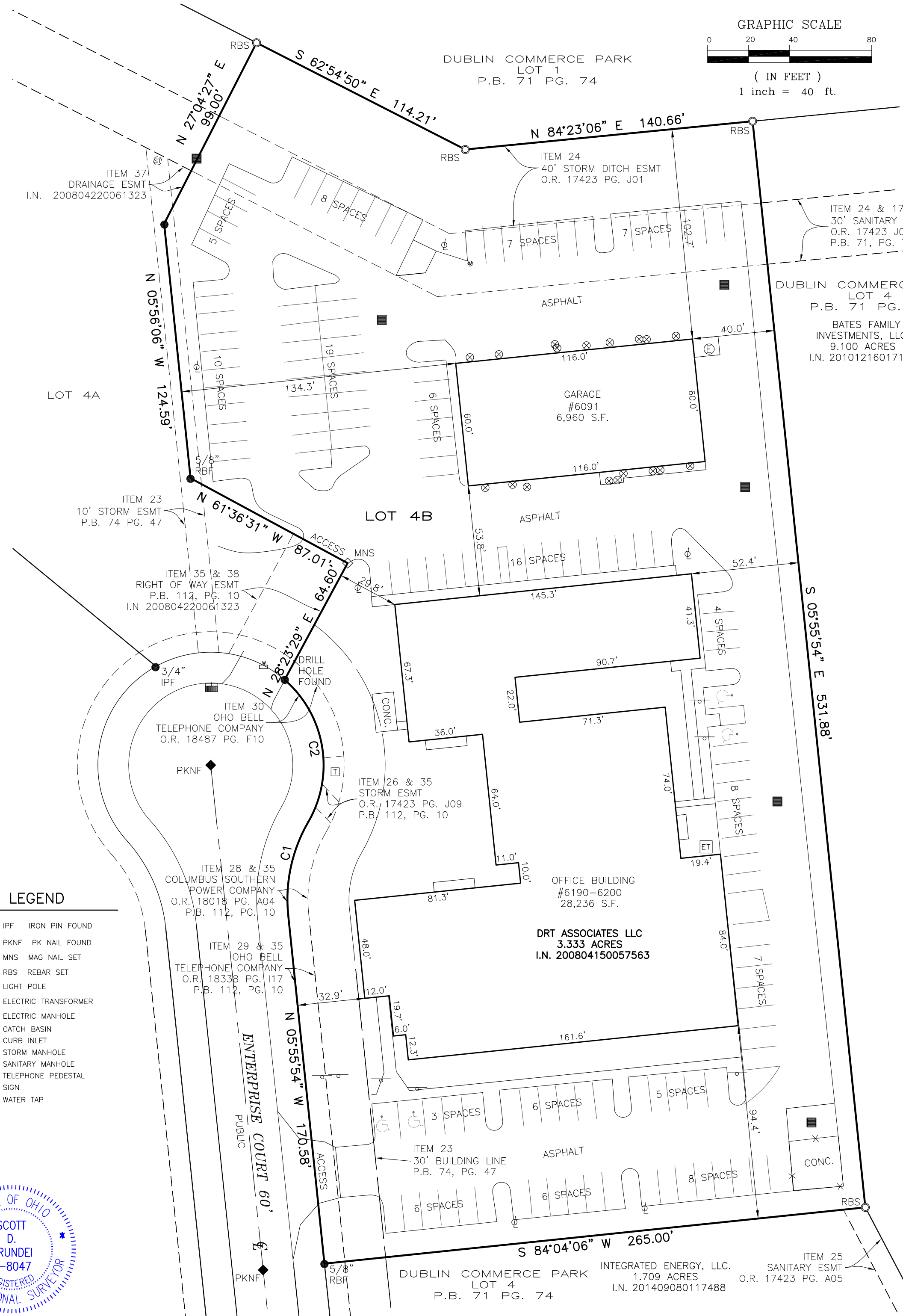
6/13/22

SCOTT D. GRUNDEI, P.S.  
REGISTERED SURVEYOR NO. 8047



**LEGEND**

- IPF IRON PIN FOUND
- ◆ PKNF PK NAIL FOUND
- ◇ MNS MAG NAIL SET
- RBS REBAR SET
- LIGHT POLE
- ET ELECTRIC TRANSFORMER
- ⊖ ELECTRIC MANHOLE
- ⊕ CATCH BASIN
- ⊖ CURB INLET
- ⊕ STORM MANHOLE
- ⊖ SANITARY MANHOLE
- ⊕ TELEPHONE PEDESTAL
- SIGN
- ⊕ WATER TAP



**LEGAL DESCRIPTIONS OF RECORD:**

SITUATED IN THE COUNTY OF FRANKLIN, THE STATE OF OHIO, AND IN THE CITY OF DUBLIN: BEING LOT NUMBER 4B OF DUBLIN COMMERCE PARK RESUBDIVISION OF A PORTION OF LOT 4, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 112, PAGES 10 AND 11, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**BASIS OF BEARINGS:**

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

**ZONING NOTE:**

THE CURRENT ZONING REPORT WAS NOT PROVIDED TO THE UNDERSIGNED PRIOR TO THE COMPLETION OF THIS SURVEY.

**FLOOD ZONE NOTE:**

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 39049C01090 & 30949C01070, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995, THE SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**PARKING NOTE:**

THERE ARE A TOTAL OF 135 STRIPED PARKING SPACES ON THE SUBJECT TRACT, OF WHICH 4 ARE DESIGNATED FOR HANDICAP USE.

**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.

**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	47.29'	56°07'44"	N 12°07'55" E	46.51'
C2	55.00'	76.13'	79°18'46"	N 09°27'32" W	170.20'

ALTA/NSPS LAND TITLE SURVEY OF  
**6190-6200 ENTERPRISE COURT**  
**DUBLIN, OH 43016**  
 LYING IN  
 LOT 4B  
 DUBLIN COMMERCE PARK RESUBDIVISION  
 OF A PORTION OF LOT 4  
 P.B. 112 PG. 10  
 CITY OF DUBLIN, COUNTY OF FRANKLIN  
 STATE OF OHIO



690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH. 43085  
 PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM  
 DATE: 06/07/22 FILE NO. ALTA1-JOB12-ALT

REV.	DATE	DESCRIPTION