

# ALTA/NSPS LAND TITLE SURVEY

## VIRGINIA MILITARY SURVEY NUMBERS 2419 AND 2542 CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

DESCRIPTION FROM TITLE COMMITMENT NO. 3020-907109:

**PARCEL 1:**

Situate in the State of Ohio, County of Franklin, Village (now City) of Dublin, and being 4.430 acres of Lot Number 3 of Metrocenter, of record in Plat Book 55, pages 8 and 9, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin in the westerly line of Metro Place North (60 feet in width), at the southeasterly corner of Lot Number 3, being also the northeasterly corner of Lot Number 4 of the said Metrocenter;

thence along the southerly line of said Lot Number 3 and being also the northerly line of the said Lot Number 4, North 71° 28' 46" West, 486.64 feet to an iron pin;

thence continuing along the southerly line of said Lot Number 3 and being also the northerly line of the Prudential Insurance Company of America 13.260 acre tract of record in Deed Book 3713, page 610, North 83° 30' 45" West, 261.66 feet to an iron pin at the southwesterly corner of the said Lot Number 3;

thence along the northwesterly lines of the said Lot Number 3 and being also the southwesterly right-of-way line of Interstate 270 the following courses and distances:

North 30° 21' 53" East, 34.94 feet to an iron pin;

North 39° 11' 11" East, 173.95 feet to an iron pin; and

North 52° 58' 53" East, 182.83 feet to an iron pin;

thence South 65° 36' 43" East, 671.51 feet to an iron pin in the northwesterly right-of-way line of said Metro Place North;

thence along said right-of-way line and being the arc of a curve to the left (Radius = 630 feet, Sub-Delta 22° 24' 05") a chord bearing and distance South 41° 59' 38" West, 244.75 feet to the place of beginning and containing 4.430 acres more or less.

**PARCEL 2:**

Situated in the State of Ohio, County of Franklin, Village (now City) of Dublin, and being 6.242 acres of Lot Number 3 of Metrocenter, of record in Plat Book 55, pages 8 and 9, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin in the northerly line of Metro Place North at the southeasterly corner of Lot Number 3 and being also the southwesterly corner of Lot Number 2 of the said Metrocenter;

thence along said right-of-way line and being the arc of a curve to the left, (Radius = 630 feet, Sub-Delta 22° 24' 04") a chord bearing and distance of South 64° 23' 43" West, 244.75 feet to an iron pin;

thence North 65° 36' 43" West, 671.51 feet to an iron pin in the northwesterly line of the said Lot Number 3 and being also the southeasterly line of Interstate 270;

thence along said line the following courses and distances:

North 52° 58' 53" East, 37.47 feet to an iron pin;

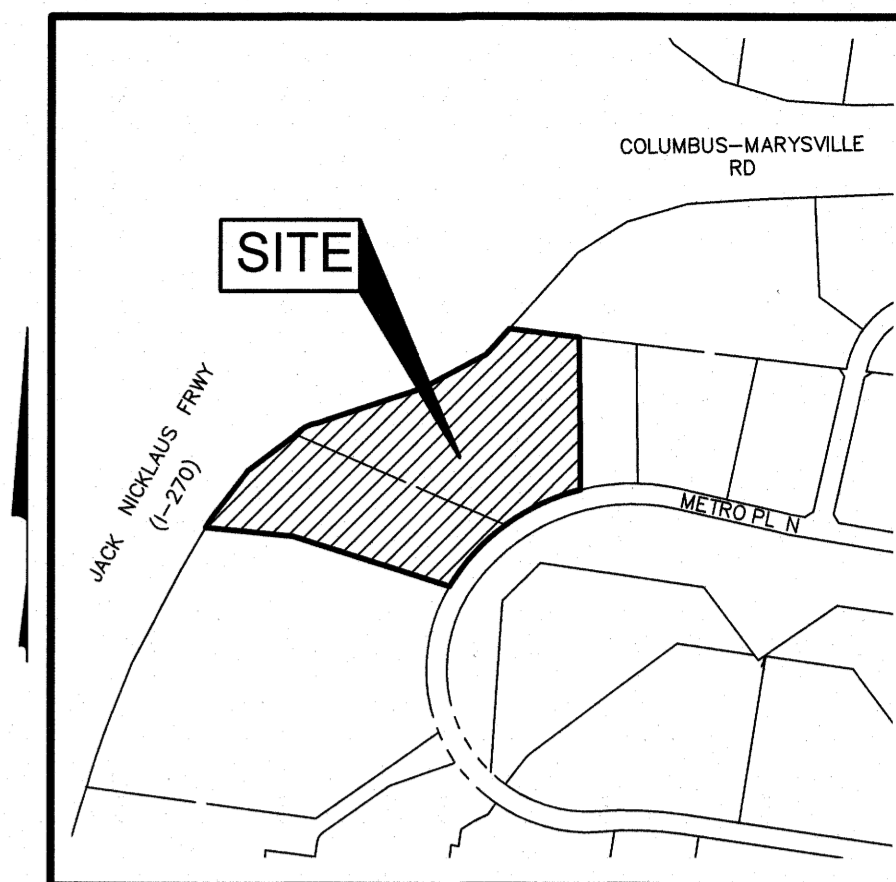
North 72° 03' 42" East, 359.78 feet to an iron pin; and

North 63° 06' 36" East, 209.62 feet to an iron pin;

North 41° 59' 49" East, 102.91 feet to an iron pin in the northerly line of the said Lot Number 3 and being also the southerly line of the JOHN McKITTRICK et al 3 TRUSTEES 40.325 acre tract of record in Deed Book 1363, page 545;

thence along said line South 83° 15' 23" East, 208.23 feet to an iron pin at the northeasterly corner of the said Lot Number 3;

thence along the easterly line of the said Lot Number 3 and being the westerly line of Lot Number 2 of the said Metrocenter South 00° 18' 50" West, 451.74 feet to the place of beginning and containing 6.242 acres more or less.



LOCATION MAP AND BACKGROUND DRAWING  
Not To Scale

Schedule B Items from Title Commitment No. 3020-907109 issued by First American Title Insurance Company National Commercial Services with an effective date of May 17, 2018 at 7:30 A.M.

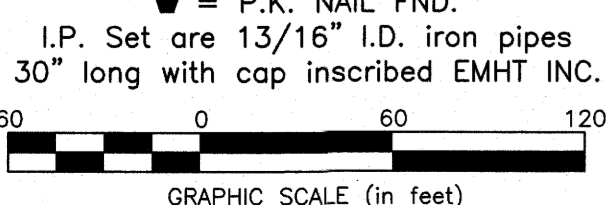
- Items 1-10 NOT SURVEY RELATED ITEMS.
- Item 11 Matters disclosed by the Metrocenter Plat, filed for record in Plat Book 55, Page 8 of Franklin County Records. 35' EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 12 Right of Way by Charles H. Frantz and Anna Frantz to Columbia Gas of Ohio, Inc., dated January 28, 1966, filed for record June 27, 1966, and recorded in Deed Book 2742, Page 152, of Franklin County Records. 10' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 13 Right of way and easement by Charles H. Frantz, et al. to The Ohio Bell Telephone Company, dated May 14, 1969, filed for record August 26, 1969, and recorded in Deed Book 3005, Page 126, of Franklin County Records. 10' TELEPHONE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 14 Declaration of Protective Covenants by and between The Prudential Insurance Company of America, Dublin Associates, and Metrocenter Owners Association, dated April 17, 1979, filed for record in Deed Book 3719, Page 656, of Franklin County Records. Amendment, dated October 5, 1991, filed for record in May 22, 1992 and recorded in Volume 19502, Page E14 of Franklin County Records. Amendment, dated October 8, 1992, filed for record October 28, 1992 and recorded in Volume 20836, Page H10, of Franklin County Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO PLOTTABLE EASEMENTS GRANTED THEREIN. SETBACK LINES LOCATED AS SHOWN HEREON.
- Item 15 Deed of easement by Dublin Associates and Dublin Inn Ltd. to the Village of Dublin, Ohio, dated September 9, 1980, filed for record October 27, 1980, and recorded in Official Record 301, Page G17, of Franklin County Records. 10' SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 16 Easement by Dublin Inn, Ltd to Columbus and Southern Ohio Electric Company, dated December 1, 1980, filed for record December 12, 1980, and recorded in Official Record 456, Page I01, of Franklin County Records. 10' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT CENTERED ON THE LINES AS INSTALLED.
- Item 17 Easement by Dublin Associates to Columbus and Southern Ohio Electric Company, dated December 4, 1980, filed for record December 12, 1980, and recorded in Official Record 456, Page I13, of Franklin County Records. 10' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT CENTERED ON THE LINES AS INSTALLED.
- Item 18 Easement Agreement for Permanent Bike path by Dublin Metro Hotel LLC to the City of Dublin, dated January 7, 2010, filed for record in January 12, 2010 as Franklin County Record's Document No. 201001120004230, Franklin County Records. BIKE PATH EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Items 19-21 NOT SURVEY RELATED ITEMS.

**LEGEND**

|                           |                               |
|---------------------------|-------------------------------|
| ☐ = Air Condition Unit    | ⊙ = Sanitary Manhole          |
| ⊙ = Light Pole            | ⊙ = Curb Inlet                |
| ⊙ = Electric Meter        | ⊙ = Catch Basin               |
| ⊙ = Electric Transformer  | ⊙ = Storm Manhole             |
| ⊙ = Electric Pedestal     | ⊙ = Storm Manhole/w Grate Lid |
| ⊙ = Electric Pull Box     | ⊙ = Flag Pole                 |
| ⊙ = Electric Manhole      | ⊙ = Sign                      |
| ⊙ = Electric Access Cover | ♿ = Handicapped Parking       |
| ⊙ = Fire Hydrant          | ⊙ = Fiber Optic Manhole       |
| ⊙ = Water Manhole         | ⊙ = Gas Meter                 |
| ⊙ = Post Indicator Valve  |                               |
| ⊙ = Water Valve           |                               |

**PARKING NOTE:**  
522 Regular Spaces  
+ 11 Handicapped Spaces  
533 Total Spaces

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.



**CONTIGUITY NOTE:**  
The subject tracts are contiguous, with no gaps, gores or overlaps.

**ENCROACHMENT NOTE:**  
There were no visible potential encroachments observed at the time of survey from the subject tract onto an adjoining tract or from an adjoining tract onto the subject tract.

**FEMA NOTE:**  
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain), Community Panel No. 39049C0132 K.

**BASIS OF BEARINGS:**  
The Bearings shown hereon are based on the easterly line of Lot 3, having a bearing of North 00° 18' 50" East, as shown on the plat entitled "Metrocenter", of record in Plat Book 55, Page 8, Franklin County Recorder's Office.

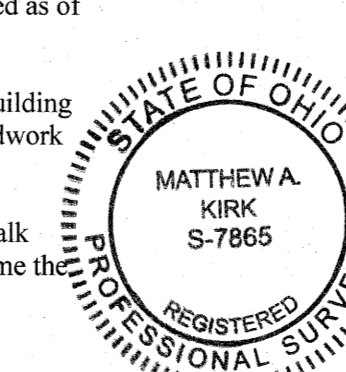
**ACCESS NOTE:**  
The subject tract has direct access to Metro Place North, which is a public right-of-way.

**SURVEY NOTE:**  
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

**UTILITY STATEMENT:**  
The utilities shown hereon have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible.

**TABLE A OPTIONAL ITEM NOTES:**

- 6(a). Zoning information was not made available to the undersigned as of the date of this survey.
- 16. There was no evidence of current drilling, earth moving or building construction observed on the subject tract at the time the fieldwork was conducted.
- 17. There was no evidence of street right-of-way changes, sidewalk construction, or repairs observed on the subject tract at the time the fieldwork was conducted.



**CERTIFICATION:** Commitment No. 3020-907109

To: Civista Bank, its successors and/or assigns, Dublin Witness, LLC, Witness Investment, LLC, Ice Miller LLP, Waramaug Dublin LLC, First American Title Insurance Company and First American Title Insurance Company National Commercial Services:

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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed in May 2018.

By: *Matthew A. Kirk* Date: *28 May 18*  
Matthew A. Kirk  
Professional Surveyor No. 7865  
mkirk@emht.com

|  |      |                       |
|--|------|-----------------------|
| <b>EMHT</b>  |      | Date: August 28, 2018 |
| Evans, Mechwart, Hamilton & Tilton, Inc.<br>Engineers • Surveyors • Planners • Scientists<br>5500 New Albany Road, Columbus, OH 43054<br>Phone: 614.773.4500 Toll Free: 888.775.3648<br>emht.com |      | Scale: 1" = 60'       |
|  |      | Job No: 2018-0652     |
|  |      | Sheet: 1 of 1         |
| REVISIONS  |      |                       |
| MARK   | DATE | DESCRIPTION           |
|  |      |                       |
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