

LEGEND			
●	5/8" CAPPED IRON PIN SET	⊕	TELEPHONE MANHOLE
○	5/8" IRON PIN FOUND	⊕	TELEPHONE PEDESTAL
⊙	1" IRON PIPE FOUND	— G —	GAS MAIN
▲	NAIL SET	⊕	GAS VALVE
△	NAIL FOUND	— UC —	UNDERGROUND CABLE TV
⊕	BENCHMARK	— W —	WATER MAIN
⊕	UTILITY POLE	⊕	FIRE HYDRANT
⊕	GUY WIRE	⊕	WATER VALVE
— UE —	UNDERGROUND ELECTRIC	⊕	WATER METER
— E —	OVERHEAD ELECTRIC	⊕	IRRIGATION CONTROL VALVE
⊕	HVAC UNIT	○	MANHOLE
⊕	TRANSFORMER	○	CLEAN OUT
⊕	GROUND LIGHT	— — —	SANITARY SEWER
⊕	ELECTRIC BOX	— — —	STORM SEWER
⊕	LIGHT POLE	□	CATCH BASIN
— UT —	UNDERGROUND TELEPHONE	□	INLET
— T —	OVERHEAD TELEPHONE	⊕	YARD DRAIN

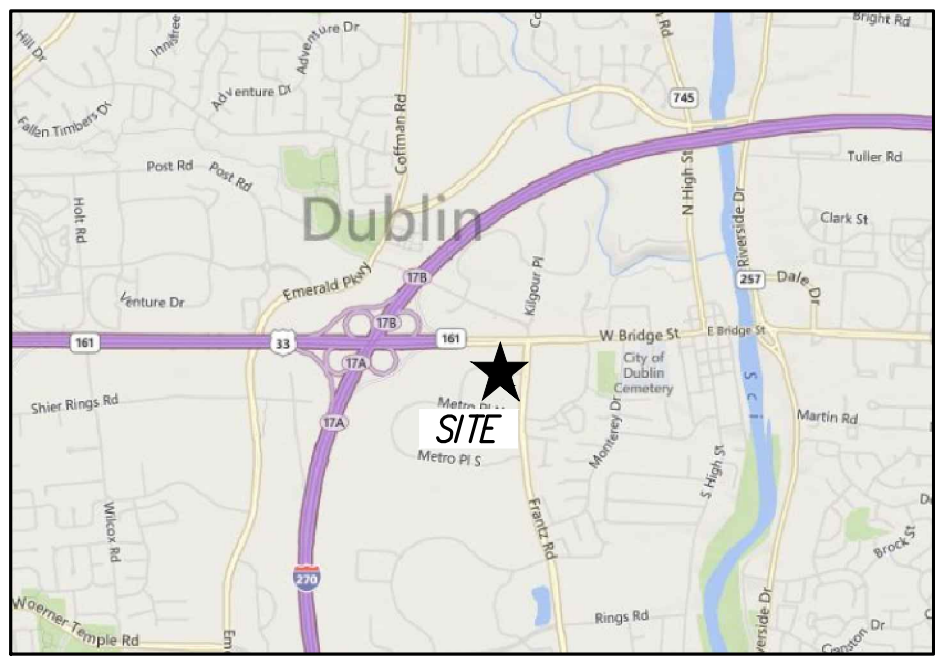
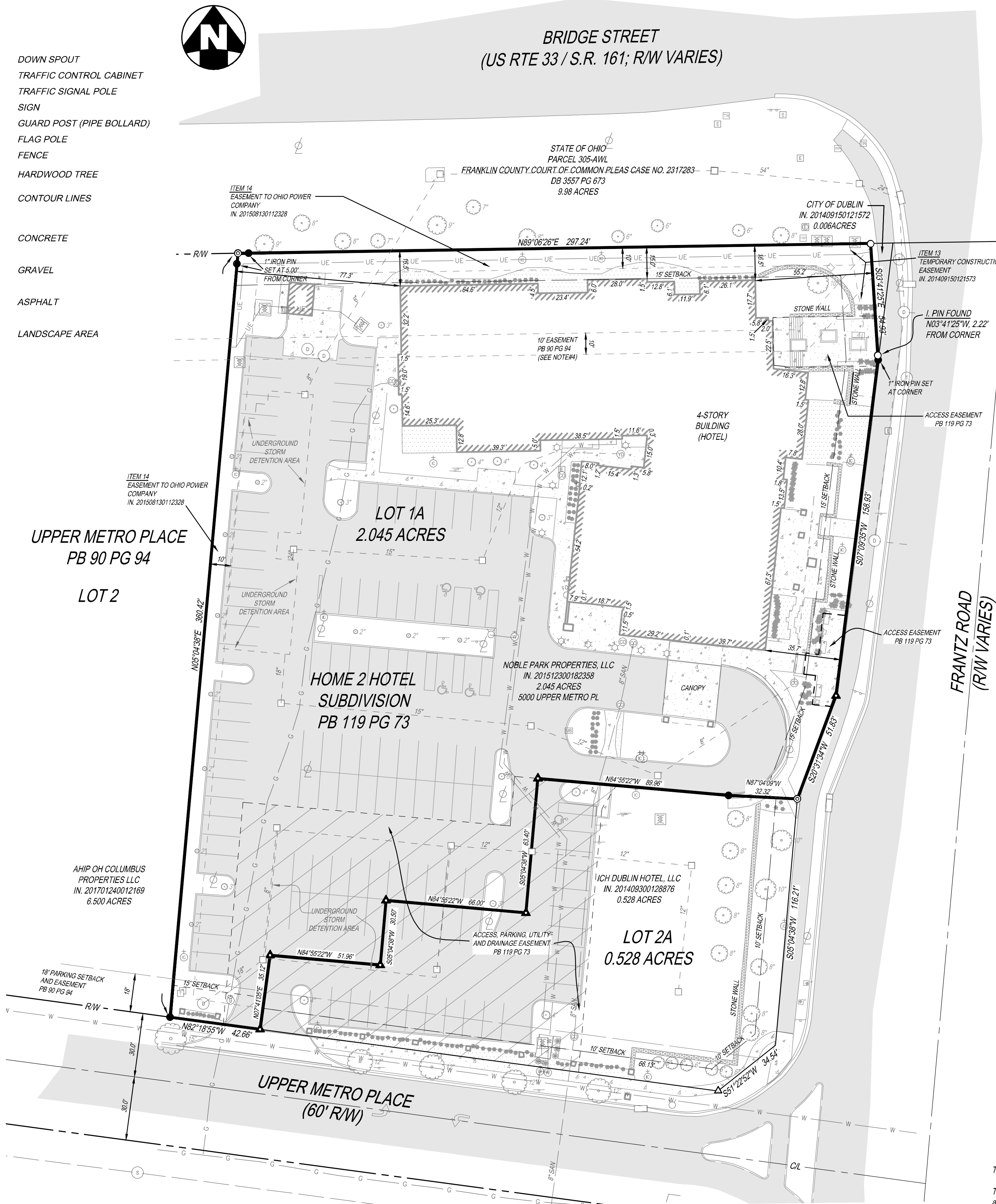
LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, and in the City of Dublin:

Being Lot Number One 1A of Home 2 Hotel Subdivision, a re-subdivision of Lot 1 of Upper Metro Place as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 119 page 73, Recorder's Office, Franklin County, Ohio.

STEWART TITLE GUARANTY COMPANY
TITLE SEARCH REPORT
FILE NO. 01032-19803
EFFECTIVE DATE: FEBRUARY 09, 2016 AT 8:00 AM
SCHEDULE B EXCEPTIONS FROM COVERAGE

- 1.) - 7.) ITEMS ARE NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY.
- 8.) RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONDITIONS AS SHOWN ON RECORDED PLAT, PLAT BOOK 90 PAGE 94; ITEM IS LOCATED ON SUBJECT PROPERTY AS SHOWN.
- 9.) RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONDITIONS AS SHOWN ON RECORDED PLAT, PLAT BOOK 119 PAGE 73; ITEM IS LOCATED ON SUBJECT PROPERTY AS SHOWN.
- 10.) MATTERS SHOWN ON SURVEY BY E.P. FERRIS AND ASSOCIATES, COPY OF SURVEY NOT PROVIDED:
A.) CONCRETE PAD AND WALL ENCROACH ON EASEMENT; IN. 199812100318182
B.) ENCROACHMENT OF BIKE PATH AND CONCRETE WALK AS SHOWN.
C.) WALL EXTENDS PAST WEST PROPERTY LINE IN NORTHWEST CORNER OF SUBJECT PROPERTY AS SHOWN
D.) PER PB 90 PG 94, NO VEHICULAR ACCESS ALLOWED ALONG FRANTZ ROAD OR US 33/SR 161.
E.) ENCROACHMENT OF STONE WALL OVER EASEMENT CONTAINED IN PLAT BOOK 90 PAGE 94 IN NE CORNER OF THE SUBJECT PREMISES—SAID WALL WAS REMOVED AND NO LONGER ENCROACHES.
- 11.) RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, ASSESSMENTS, AND/OR OTHER CONDITIONS OF RECORD IN INSTRUMENT NO. 199810150263850; ITEM IS NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY.
- 12.) RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, ASSESSMENTS, AND/OR OTHER CONDITIONS OF RECORD IN INSTRUMENT NO. 199806080139908; SETBACK LINES ARE AS SHOWN; LANDSCAPE BUFFER EASEMENT CANNOT BE SHOWN GRAPHICALLY; OTHER ITEMS ARE NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY.
- 13.) EASEMENT GRANTED TO THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION OF RECORD IN INSTRUMENT NO. 201408150121573, ITEM IS LOCATED ON SUBJECT PROPERTY AS SHOWN. EASEMENT IS TEMPORARY AND HAS A TERM OF 24 MONTHS FROM COMMENCEMENT OF WORK BY GRANTEE.
- 14.) EASEMENT AND RIGHT OF WAY GRANTED TO OHIO POWERCOMPANY OF RECORD IN INSTRUMENT NO. 201508130112328, ITEM IS LOCATED ON SUBJECT PROPERTY AS SHOWN.
- 15.) ITEM IS BLANKET IN NATURE AND CANNOT BE SHOWN GRAPHICALLY.
- 16.) ITEM IS NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY.



VICINITY MAP
NOT TO SCALE

NOTES

- 1.) OCCUPATION IN GENERAL FITS SURVEY WITH NO APPARENT ENCROACHMENTS BY OWNERS OF THE SUBJECT PROPERTY OR BY OWNERS OF ADJOINING PROPERTIES.
- 2.) SOURCE DOCUMENTS AS NOTED.
- 3.) ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 4.) 10' EASEMENT PER PLAT BOOK 90 PAGE 94 IN NORTHERN PORTION OF SUBJECT PROPERTY BELIEVED TO BE VACATED BUT NO DOCUMENT FOUND FOR THE RELEASE OR VACATION OF EASEMENT.
- 5.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, (OSPC), OHIO SOUTH ZONE, BASED ON A GPS SURVEY UTILIZING CORS STATION "COLB" AND MONUMENT "3E". THE PROJECT COORDINATES ARE BASED ON OSPC AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000228059 APPLIED AT BASE POINT N 764,900.00 E 1,793,500.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
- 6.) THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 39049C0132K EFFECTIVE JUNE 17, 2008.
- 7.) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES.
- 8.) THE SUBJECT PROPERTY IS ZONED BSC-C (BSC COMMERCIAL DISTRICT).
- 9.) NO DIVISION OR PARTY WALLS BETWEEN THE SUBJECT PROPERTY AND ADJOINING PROPERTIES OBSERVED.
- 10.) SITE IMPROVEMENTS SHOWN ARE RECENTLY COMPLETED, BUT THERE IS NO EVIDENCE OF CURRENT EARTHWORK, SITE DEMOLITION AND CONSTRUCTION AT THE TIME OF SURVEY.
- 11.) THERE ARE 117 REGULAR PARKING SPACES AND 5 HANDICAP PARKING SPACES WITHIN THE SUBJECT PROPERTY AND WITHIN ACCESS, PARKING, UTILITY AND DRAINAGE EASEMENT ON ADJOINING PROPERTY TO THE SOUTHWEST OF THE SUBJECT PROPERTY.
- 12.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN FEBRUARY, 2016 AND OCTOBER, 2017.

To Noble Park Properties, LLC, Stewart Title Guaranty Company and First Commonwealth Bank:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established by ALTA and NSPS, and includes Items 1, 3, 6(b), 8, 9, 11, 13, 14, and 16 of Table A thereof. The field work was completed on October 17, 2017.

Michael L. Keller
MICHAEL L. KELLER
OHIO PROFESSIONAL SURVEYOR NO. 7978

11/03/17
DATE



CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
350 Worthington Rd, Ste B
Westerville, OH 43082
614.882.4311

SEAL:



NO. DATE DESCRIPTION

HOME 2 HOTEL
SUBDIVISION
LOT 1A, PB 119 PG 73
CITY OF DUBLIN,
FRANKLIN COUNTY, OHIO

PROJECT NO: 140390.002

DATE: 11/03/17

SCALE: 1" = 30'



SHEET NAME:

ALTA / NSPS LAND
TITLE SURVEY

SHEET NO.

1 OF 1