Zoning Amendment – Rezoning Application

Application to the Planning & Zoning Commission



City of Groveport

Building & Zoning Department

655 Blacklick St Groveport, OH 43125 614-830-2045

Date:

5-7-21

Case # 2021-02

FEES: 1) Straight Letter District:

A) Residential \$150.00 plus \$25.00 per acre B) Non-Residential \$250.00 plus \$25.00 per acre

2) PUDS:

A)W ithout Development Plan \$250.00 plus \$25.00 per acre

B) Development Plan \$350.00 plus \$25.00 per acre

C) Modification of Development Plan \$150.00

1525.00

O Hayes Rd

Address of property to be rezoned: Hayes Road, Groveport, OH, located on the southeast side of Hayes and Pontius road.

Parcel # 180-005409 and 180-005408. The property contains a total of 47.429 acres.

The property is currently being used for: Agricultural

The property is currently zoned: Agricultural

I am requesting rezoning to Planned Industrial Park so that I may use the property for the development of a ~640,000 SF industrial distribution center.

Applicant Name: CA Industrial Holdings, LLC - Jim McGill

Phone: 847-894-6882

Address: 130 E Randolph Street, Suite 2100, Chicago, IL 60606

Property Owner Name: Sunshine & Smooth, LLC & JCD Pickaway Farm LLC

Attn: Jody Sloane and Andy Dill

Email: dill.andy@gmail.com

Address: 2260 Bixby Road, Lockbourne, OH 43137

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

Legal description, survey drawing of the subject property, subdivision plat, and other plans that may

be applicable.

A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.

Any additional information that may be helpful to the Planning & Zoning Commission.

M 0 0 0 M Applicant's Printed Name

841- 894-6882 Contact phone number

TM'G:11 & CA- Vertures Con Email address

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to Real Estate, Property Search, put your address in, then go to Mapping, and then Buffer Search. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-002951	
Owner's Name: ZELLER-401 FX TIC LLC Address: 401 N MICHIGAN STE 13	/Zeller-FX TIC, LLC
City & State: CHICAGO, IL	Zip Code: 60611
Site Address: 6840 PONTIUS ROAD, GROVE	EPORT, OH 43125
Mail Address: Name: Same as above	
Address:	
City & State:	Zip Code
Parcel Number: 180-000004	
Owner's Name: COLUMBUS MUNICIPAL AI	RPORT AUTHORITY
Address: 4600 INTERNATIONAL GT	WY
City & State: COLUMBUS, OH	Zip Code: 43219
Site Address: 7236 Pontius GROVEPO	RT, OH 43125
Mail Address: Name: Same as above	
Address:	
City & State:	Zip Code
Parcel Number: 185-001962	
Owner's Name: G&I IX 7070 PONTIUS LLC Address: 7070 PONTIUS RD	
City & State: GROVEPORT, OH	Zip Code: 43125
Site Address: 7070 PONTIUS ROAD, GROVEP	ORT, OH 43125
Mail Address: Name: Same as above Address:	
City & State:	Zip Code

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to Real Estate, Property Search, put your address in, then go to Mapping, and then Buffer Search. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 180-005225 and 180-000279	
Owner's Name: SUNSHINE & SMOOCH LLO Address: 2260 BIXBY ROAD	C, JCD PICKAWAY FARM LLC
City & State: LOCKBOURNE, OH	Zip Code: 43137
Site Address: HAYES & PONTIUS ROAD, GR	ROVEPORT, OH 43125
Mail Address: Name: Same as above Address:	
City & State:	Zip Code
Parcel Number:	
Owner's Name:	
Address:	
City & State:	Zip Code
Site Address:	
Mail Address: Name:	
Address:	
City & State:	Zip Code
Parcel Number:	
Owner's Name:	
Address:	
City & State:	Zip Code
Site Address:	
Mail Address: Name:	
Address:	
City & State:	Zip Code

47.429 ACRES

Situated in the State of Ohio, County of Franklin, Township of Madison, lying in Sections 4 and 5, Township 10 North, Range 21 West, Mathews Survey of Congress Lands, being part of those tracts conveyed as Tracts II and V to Sunshine & Smooth LLC by deed of record in Instrument Number 201311120188470 and JCD Pickaway Farm LLC by deed of record in Instrument Number 201207260107288, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at Franklin County Geodetic Survey monument number 9923 found at the centerline intersection of Hayes Road (width varies) and Rarey Road (60 wide, as dedicated in Road Record 7, Page 36), in the southerly line of that 3.538 acre tract conveyed to Franklin County, Ohio by deed of record in Instrument Number 200612130247734, at the northerly common corner of said Tracts II and V;

Thence South 85° 52' 19" East, with the centerline of said Hayes Road, the line common to said Tract II and 3.538 acre tract, a distance of 1044.94 feet to a magnetic nail set, being North 85° 52' 19" West, with said centerline, a distance of 1381.10 feet from Franklin County Geodetic Survey monument number 5136 found;

Thence across said Tracts II and V, the following courses and distances:

South 06° 28' 25" West, a distance of 267.43 feet to an iron pin set;

South 44° 40' 27" West, a distance of 167.81 feet to an iron pin set;

South 62° 59' 40" West, a distance of 323.10 feet to an iron pin set;

South 44° 17' 19" West, a distance of 156.02 feet to an iron pin set;

South 56° 23' 59" West, a distance of 318.56 feet to an iron pin set;

South 60° 04' 52" West, a distance of 79.95 feet to an iron pin set;

South 65° 10' 49" West, a distance of 187.91 feet to an iron pin set;

South 68° 35' 03" West, a distance of 227.73 feet to an iron pin set;

South 69° 54' 53" West, a distance of 84.16 feet to an iron pin set;

South 75° 01' 23" West, a distance of 145.51 feet to an iron pin set;

South 76° 43' 28" West, a distance of 251.63 feet to an iron pin set;

North 85° 16' 06" West, a distance of 103.24 feet to an iron pin set;

North 86° 34' 28" West, a distance of 96.65 feet to an iron pin set;

South 87° 01' 53" West, a distance of 146.00 feet to an iron pin set;

South 80° 41' 54" West, a distance of 68.10 feet to an iron pin set;

South 79° 49' 34" West, a distance of 90.32 feet to an iron pin set; and

South 75° 30' 58" West, a distance of 156.29 feet to an iron pin set in the easterly line of that tract conveyed as Tract 1 to Columbus Municipal Airport Authority (CMAA) by deed of record in Instrument Number 200301020000768;

Thence North 36° 25' 23" East, with the line common to said Tract V and CMAA tract, a distance of 342.74 feet to a 5/8 inch rebar found;

Thence North 00° 25' 14" West, continuing with said common line, a distance of 1084.75 feet to a magnetic nail set in the centerline of said Hayes Road, being South 85° 59' 22" East, a distance of 321.88 feet from Franklin County Geodetic Survey monument number 0037 found;

47.429 ACRES

- 2 -

Thence South 85° 59' 22" East, with said centerline, the line common to said Tract V and 3.538 acre tract, a distance of 1144.30 feet to the POINT OF BEGINNING, containing 47.429 acres, more or less, of which 2.909 acre is within the present right-of-way of said Hayes Road. Of said 47.429 acres, 16.380 acre is part of said Tract II (PID: 180-000279) and 31.049 is part of said Tract V (PID: 180-005225).

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GPS observations using the Ohio Department of Transportation's Ohio Real Time Network equipment and software. The portion of the centerline of Hayes Road, having a bearing of South 85° 52' 19" East and monumented as shown hereon, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307 in March of 2021.

Hath

Heather L. King

Professional Surveyor No. 8307

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Date

Heather L. King, Professional S

HEATHER

KING
S-8307

OSTERNA

HLK: tnw

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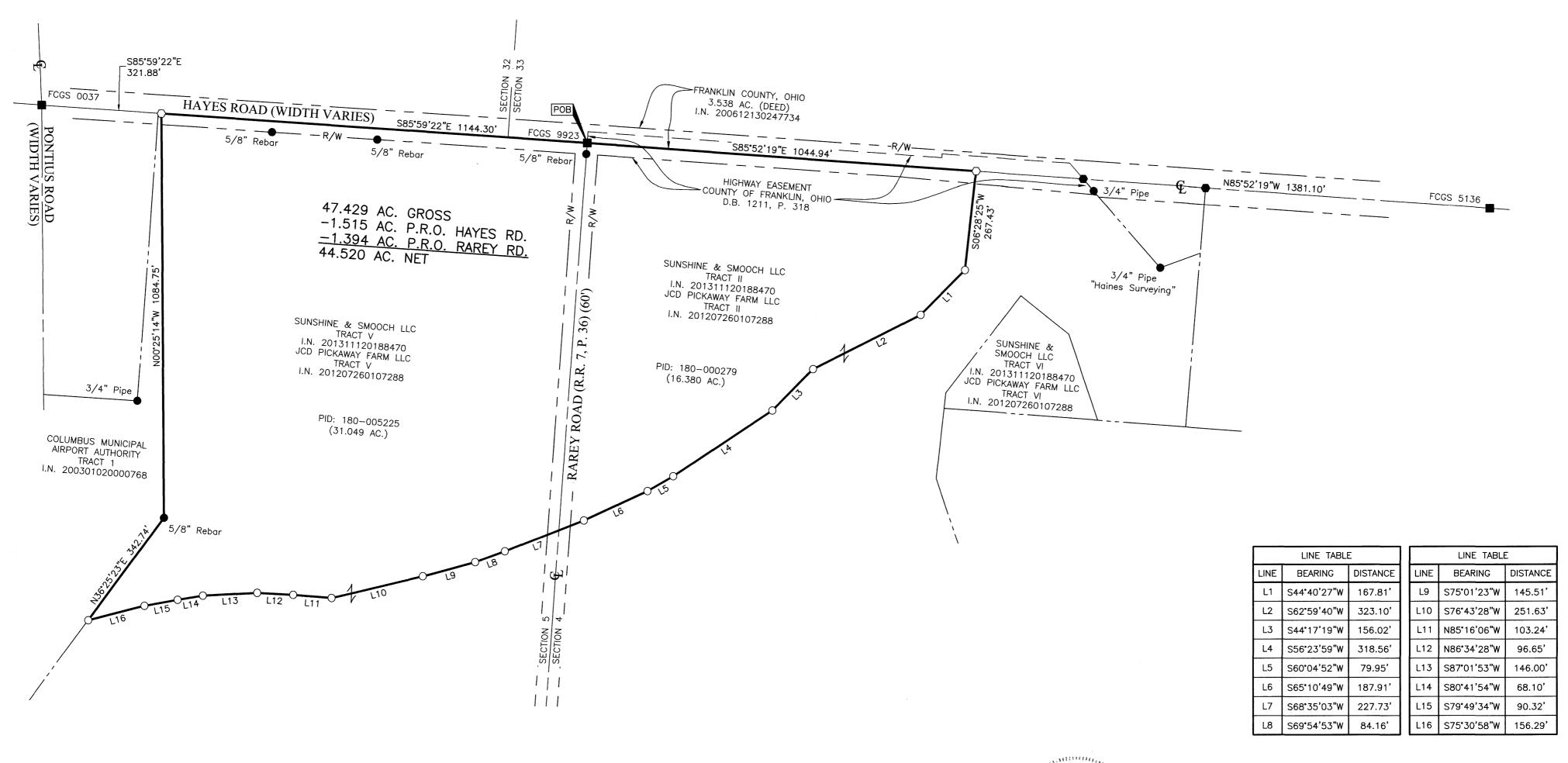
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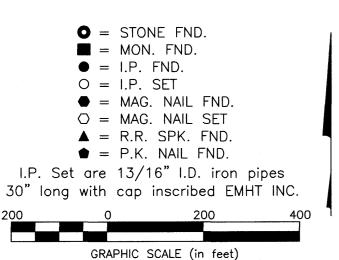
5225



SURVEY OF ACREAGE PARCEL

SECTIONS 4 & 5, TOWNSHIP 10 NORTH, RANGE 21 WEST MATHEWS SURVEY OF CONGRESS LANDS
TOWNSHIP OF MADISON, COUNTY OF FRANKLIN, STATE OF OHIO





BASIS OF BEARINGS:

The bearings shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GPS observations using the Ohio Department of Transportation's Ohio Real Time Network equipment and software. The portion of the centerline of Hayes Road, having a bearing of South 85° 52' 19" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

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



Heather L. King

Date

Date

Heather L. King Professional Surveyor No. 8307 hking@emht.com



Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com

Scale: 1" = 200'

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43054
5.3648

Sheet: 1 of 1

Date: March 20, 2021

REVISIONS		
MARK	DATE	DESCRIPTION



ZONING & DEVELOPMENT APPLICATION

The proposed zoning amendment requests that current rural zoning is changed to Planned Industrial Park District ("PIP").

This proposed zoning is consistent with the current zoning along Pontius Road from London Groveport Road to Hayes Road. The two North properties that are contiguous to this property are zoned LI – Limited Industrial, which is consistent with the PIP District.

This industrial distribution project 640K sq ft is consistent in nature with the properties along Pontius Road and will have no negative impact on traffic flow or upon residents of Groveport.

ALTA/NSPS LAND TITLE SURVEY

SECTIONS 4 AND 5, TOWNSHIP 10 NORTH, RANGE 21 WEST MATHEWS SURVEY OF CONGRESS LANDS TOWNSHIP OF MADISON, COUNTY OF FRANKLIN, STATE OF OHIO

DESCRIPTION:

47.429 ACRES

Situated in the State of Ohio, County of Franklin, Township of Madison, lying in Sections 4 and 5, Township 10 North, Range 21 West, Mathews Survey of Congress Lands, being part of those tracts conveyed as Tracts II and V to Sunshine & Smooch LLC by deed of record in Instrument Number 201311120188470 and JCD Pickaway Farm LLC by deed of record in Instrument Number 201207260107288, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

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This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307 in March of 2021.

Schedule B Items from Title Commitment No. CCHI2101527NT issued by Chicago Title Insurance Company with an effective date of March 12, 2021 at 7:59 A.M.

Items 1-11 NOT SURVEY RELATED ITEMS.

Item 12 Easement to Ohio-Midland Light and Power Company, of record in Deed Book 1002, Page 383, Recorder's Office, Franklin County, Ohio. THE PORTION OF THE SUBJECT TRACT WITHIN SECTION 4 IS LOCATED IN THE AREA DESCRIBED. THE EASEMENT CANNOT BE DEPICTED FROM THE DOCUMENT OF RECORD (NO EASEMENT WIDTH NOTED).

Item 13 Easement to Ohio-Midland Light and Power Company, of record in Deed Book 1039, Page 531, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.

Item 14 Easement to Ohio-Midland Light and Power Company, of record in Deed Book 1072, Page 408, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.

Item 15 Easement to Ohio-Midland Light and Power Company, of record in Deed Book 1072, Page 409, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.

Item 16 Easements, rights, restrictions and provisions contained in Easement to the State of Ohio, of record in Deed Book 1109, Page 135, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.

Item 17 Easements, rights, restrictions and provisions contained in Easement and restrictions to the State of Ohio, of record in Deed Book 1109, Page 178, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.

Item 18 Easements, rights, restrictions and provisions contained in Easement to the State of Ohio, of record in Deed Book 1109, Page 184, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA

Item 19 Easements, terms and conditions contained in Decree on the Declaration of Taking of record in Deed Book 1206, Page 72, Recorder's Office, Franklin County, Ohio. THE SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT

Item 20 Deed of Conveyance of Easement to United States of America, of record in Deed Book 1206, Page 119, Recorder's Office, Franklin County, Ohio. THE SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 21 Easements, rights and provisions contained in Grant of Easement for Avigation to The United States of America, of record in Deed Book 1208, Page 164, Recorder's Office, Franklin County, Ohio. THE AVIGATION EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 22 Easement for Highway Purposes to the County of Franklin,
Ohio, of record in Deed Book 1211, Page 318, Recorder's
Office, Franklin County, Ohio. THE HIGHWAY
EASEMENT IS LOCATED ON THE SUBJECT TRACT AS

SHOWN HEREON.

Easement to Ohio-Midland Light and Power Company, of record in Deed Book 1239, Page 23, Recorder's Office, Franklin County, Ohio. THE PORTION OF THE SUBJECT TRACT WITHIN SECTION 4 IS LOCATED IN THE AREA DESCRIBED. THE EASEMENT CANNOT BE DEPICTED FROM THE DOCUMENT OF RECORD (NO EASEMENT WIDTH NOTED).

Terms, conditions and easements contained in Agreement for Channel Change by and between Roy F. Miller and Nellie C. Miller and State of Ohio, of record in Deed Book 1287, Page 45, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.

Item 25

Easements and rights contained in Consent for Electric
Transmission Line to Ohio-Midland Light and Power
Company, of record in Deed Book 1225, Page 385, Recorder's
Office, Franklin County, Ohio. THE PORTION OF THE
SUBJECT TRACT WITHIN SECTION 5 IS LOCATED IN
THE AREA DESCRIBED. THE EASEMENT CANNOT BE
DEPICTED FROM THE DOCUMENT OF RECORD (NO
EASEMENT WIDTH NOTED).

Item 26 Easements and provisions contained in deed to United States of America, of record in Deed Book 1630, Page 389, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.

Item 27 Easements, terms and conditions contained in Judgment on Declaration of Taking of record in Deed Book 1987, Page 503, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.

Item 28 Easements, restrictions, terms and conditions contained in Judgment on Declaration of Taking of record in Deed Book 2196, Page 615, Recorder's Office, Franklin County, Ohio. THE RESTRICTIVE EASEMENT AREA REFERENCED AS TRACT. NO 224E IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DECRIBED AS TRACT NO. 222-1 AND THE RESTRICTIVE EASEMENT AREA REFERENCED AS TRACT NO. 222E-1 IS NOT LOCATED ON THE SUBJECT TRACT.

Item 29 Deed of Easement to the United States of America, of record in Deed Book 2246, Page 660, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.

Item 30 Easements, restrictions, terms and conditions contained in Judgment on Declaration of Taking of record in Deed Book 2265, Page 177, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.

Item 31 Easement for Highway Purposes to the County of Franklin of record in Deed Book 3103, Page 499, Recorder's Office, Franklin County, Ohio. THE HIGHWAY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 32 Easement for Highway Purposes to the County of Franklin, of record in Deed Book 3139, Page 643, Recorder's Office, Franklin County, Ohio. THE HIGHWAY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 33 Easement for Highway Purposes to the County of Franklin, of record in Deed Book 3141, Page 546, Recorder's Office, Franklin County, Ohio. THE HIGHWAY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 34 Easement for Highway Purposes to the County of Franklin of record in Deed Book 3141, Page 550, Recorder's Office, Franklin County, Ohio. THE HIGHWAY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Easement for Highway Purposes to the County of Franklin, of record in Deed Book 3195, Page 370, Recorder's Office, Franklin County, Ohio. THE HIGHWAY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 36 Easement contained in deed to Marvin L. Landes and Norma L. Landes, of record in Deed Book 3512, Page 148, Recorder's Office, Franklin county, Ohio. THE 25' RESERVED ACCESS EASEMENT AREA IS LOCATED ON THE SUBJECT TRACT AS APPROXIMATELY SHOWN HEREON.

Item 37 Easement contained in deed to Melvin L. Landes and Norma L. Landes of record in Deed Book 3512, Page 152, Recorder's Office, Franklin County, Ohio. THE 25' RESERVED ACCESS EASEMENT AREA IS LOCATED ON THE SUBJECT TRACT AS APPROXIMATELY SHOWN HEREON.

Right-of-Way Easement to South Central Power Company, of record in Instrument No. 10182A05, Recorder's Office, Franklin County, Ohio. A PORTION OF THE SUBJECT TRACT IS WITHIN THE "DRAKE PROPERTY" AS SHOWN HEREON; THE LOCATION OF THE 20'x175' ELECTRIC EASEMENT CANNOT BE DEPICTED FROM THE DOCUMENT OF RECORD. THERE IS NO GREENHOUSE CURRENTLY LOCATED ON THE PORTION OF THE "DRAKE PROPERTY" LOCATED WITHIN THE SUBJECT TRACT.

Item 39 Right-of-Way Easement to South Central Power Company, of record in Instrument No. 12471D18, Recorder's Office, Franklin County, Ohio. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 40 Right-of-Way Easement to South Central Power Company, of record in Instrument No. 12471E04, Recorder's Office, Franklin County, Ohio. A PORTION OF THE SUBJECT TRACT IS WITHIN THE "DUCKWORTH PROPERTY" AS SHOWN HEREON; THE LOCATION OF THE 20'x1498' ELECTRIC EASEMENT CANNOT BE DEPICTED FROM THE DOCUMENT OF RECORD. THERE IS NO HOUSE CURRENTLY LOCATED ON THE PORTION OF THE "DUCKWORTH PROPERTY" WITHIN THE SUBJECT TRACT.

Item 41 Temporary Right to Work Easement to the Village of Groveport, of record in Instrument No. 23059B20, Recorder's Office, Franklin County, Ohio. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT AND EXPIRED DECEMBER 31, 1993.

tem 42 Terms, conditions, restrictions, covenants and easements contained in Declaration of Easements and Protective Covenants of record in Instrument No. 30738J05, Recorder's Office, Franklin County, Ohio. THE AVIGATION EASEMENT IS LOCATED ON THE PORTION OF THE SUBJECT TRACT WITHIN SECTION 5.

Item 43

Deed of Easement to James E. Dill and Jac T. Dill, of record in Instrument No. 30738J16, Recorder's Office, Franklin County, Ohio. As affected by a Quit-Claim Deed of Easement from James E. Dill to James E. Dill, as Trustee of the James E. Dill created under Declaration of Trust dated February, 2002, of record in Instrument No. 200202210046780, Recorder's Office, Franklin County, Ohio. As affected by a Quit-Claim Deed of Easement from Jac T. Dill to Jac T. Dill, as Trustee of the Jac T. Dill Trust created under Declaration of Trust dated July 13, 2006, of record in Instrument No. 200607200141990, Recorder's Office, Franklin County, Ohio. THE INGRESS/EGRESS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 44 Terms, conditions, easements, covenants and restrictions contained in Deed of Easements and Declaration of Protective Covenants of record in Instrument No. 30739A01, Recorder's Office, Franklin County, Ohio. THE AVIGATION EASEMENT IS LOCATED ON THE PORTION OF THE SUBJECT TRACT WITHIN SECTION 4.

Item 45 Right-of-Way Easement to South Central Power Company, of record in Instrument No. 199710090115842, Recorder's Office, Franklin County, Ohio. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 46 Right-of-Way Easement to South Central Power Company, of record in Instrument No. 200811190167883, Recorder's Office, Franklin County, Ohio. THE 20' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Items 47-49 NOT SURVEY RELATED ITEMS.

Rights of upper and lower and abutting riparian owners and the public generally in and to the waters of Walnut Creek and to the uninterrupted natural flow thereof and to the possibilities of accretion, erosion, reliction and submergence which might change boundaries established by said Walnut Creek. LITTLE WALNUT CREEK IS NOT LOCATED IN OR ON THE SUBJECT TRACT.

Items 51-53 NOT SURVEY RELATED ITEMS.

CERTIFICATION: Commitment No. CCHI2101527NT

To: CA Industrial Holdings, LLC, Sunshine & Smooth LLC, JCD Pickaway Farm LLC, and Chicago Title Insurance Company:

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(b), 7(a), 8, 9, 13, 14, 17, and 19 of Table A thereof. The fieldwork was completed on March 8, 2021.

DRAFT

Heather L. King Professional Surveyor No. 8307 hking@emht.com SITE HAYES ROAD

SOCIETION MAP AND BACKGROUND DRAWING

LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

BASIS OF BEARINGS:

The bearings shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GPS observations using the Ohio Department of Transportation's Ohio Real Time Network equipment and software. The portion of the centerline of Hayes Road, having a bearing of South 85° 52' 19" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

FEMA NOT

According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0434K (dated June 17, 2008), the subject tract shown hereon lies within Zone AE (Area of 1% annual chance flood with Base Flood Elevations determined), Zone "X" (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and Zone X (areas determined to be outside of the 0.2% annual chance floodplain). Any floodplain lines shown are georeferenced and are not based on actual field elevations.

UTILITY STATEMENT

A Utility Marking request was submitted to OHIO811 on March 2, 2021. The utilities shown hereon have been located from field survey information. Utility plans were not requested and have not been reviewed. 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.

SURVEY NOTE:

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

TABLE A OPTIONAL ITEM NOTES:

the date of this survey.

6(b). Zoning information was not made available to the undersigned as of

7. No buildings were observed on the subject tract at the time the

fieldwork was conducted.9. No parking striping was observed on the subject tract at the time the

fieldwork was conducted.

17. There was no evidence of street right-of-way changes, recent

sidewalk construction, or repairs observed on the subject tract at the

time the fieldwork was conducted.

19. There were no wetland delineation flags observed on the

19. There were no wetland delineation flags observed on subject tract at the time the fieldwork was conducted.

ACCESS NOTE:

The subject tract has direct access to Hayes Road and Rarey Road (unimproved), which are public rights-of-way.

POTENTIAL ENCROACHMENT NOTE:

No evidence of potential encroachments was observed in the process of conducting the field work or determined in the course of analyzing the field.

conducting the field work or determined in the course of analyzing the field work and preparing this survey. This includes potential encroachments: (1) extending from the subject tract onto an adjoining tract, (2) extending from an adjoining tract onto the subject tract, or (3) extending into an easement located on the subject tract. The undersigned makes these representations based solely on a physical observation of the subject tract.



Date: May 3, 2021

Scale: 1" = 100'

Job No: 2020-1165

Sheet: 1 of 2

REVISIONS

MARK DATE DESCRIPTION

Project Sunshine / 20201165-VS-ALTA-01

ALTA/NSPS LAND TITLE SURVEY SECTIONS 4 AND 5, TOWNSHIP 10 NORTH, RANGE 21 WEST MATHEWŚ SURVEY OF CONGREŚS LANDS TOWNSHIP OF MADISON, COUNTY OF FRANKLIN, STATE OF OHIO - Item 28 Approach Zone Clearance: Approx. 49' D.B. 2196, P. 615 - Ground Elevation: Approx. 733' Items 42 & 44 (Approximate) 927.1' ASL (187' Above Runway End) 0.R. 30738J05 Approach Zone Clearance: Approx. 70' D.B. 2196, P. 615 FRANKLIN COUNTY, OHIO CGS 0037 S85*59'22"E 321.88' 3.538 AC. (DEED) I.N. 200612130247734 HAYES ROAD (PUBLIC, WIDTH VARIES) Tract No. 224E Restrictive Easement Area D.B. 2196, P. 615 20' Electric Easement I.N. 200811190167883 N85°52'19"W 1381.10' — Item 42 (Approximate) 790.1' ASL (50' Above Runway End) O.R. 30738J05 PONTIUS ROAD PUBLIC, WIDTH VARIES) 47.429 AC. GROSS -1.515 AC. P.R.O. HAYES RD. -1.394 AC. P.R.O. RAREY RD. 44.520 AC. NET "Drake Property" — O.R. 10182A05 25' Reserved Access Easement D.B. 3512, P. 148 D.B. 3512, P. 152 JCD PICKAWAY FARM LLC SUNSHINE & SMOOCH LLC 47.429 AC. (DEED I.N. 202104290076681 3/4" Pipe "Haines Surveying" Zone X PID: 180-005409 (31.049 AC.) PID: 180-005408 (16.380 AC.) SUNSHINE & SMOOCH LLC TRACT VI IRACT VI I.N. 201311120188470 JCD PICKAWAY FARM LLC TRACT VI I.N. 201207260107288 Item 28 Ground Elevation: Approx. 730' Approach Zone Clearance: Approx. 53' D.B. 2196, P. 615 VAREY ROAL (PUBLIC, 1 COLUMBUS MUNICIPAL AIRPORT AUTHORITY TRACT 1 I.N. 200301020000768 Items 42 & 44 (Approximate) 864.1' ASL (124' Above Runway End) 0.R. 30738J05 0.R. 30739A01 LITTLE WALNUT CREEK _S60°04'52"W "Duckworth Property" O.R. 12471E04 SUNSHINE & SMOOCH LLC TRACT II I.N. 201311120188470 JCD PICKAWAY FARM LLC TRACT II I.N. 201207260107288 _S69°54'53"W 84.16' • = STONE FND. \blacksquare = MON. FND. \bullet = I.P. FND. O = I.P. SETPID: 180-000279 lacktriangle = MAG. NAIL FND. \bigcirc = MAG. NAIL SET \blacktriangle = R.R. SPK. FND. I.P. Set are 13/16" I.D. iron pipes SUNSHINE & SMOOCH LLC TRACT V I.N. 201311120188470 JCD PICKAWAY FARM LLC 30" long with cap inscribed EMHT INC. TRACT V GRAPHIC SCALE (in feet) I.N. 201207260107288 PID: 180-005225 LEGEND Date: May 3, 2021 Guy Wire & Anchor Utility Pole Telephone Pedestal Box Engineers * Surveyors * Planners * Scientists 5500 New Albany Road, Columbus, OH 43054 ob No: 2020-1165 Storm Sewer Manhole Guardrail 2 of 2 emht.com —— C — Underground Communication —OHW— Overhead Wires REVISIONS Project Sunshine / 20201165-VS-ALTA-01