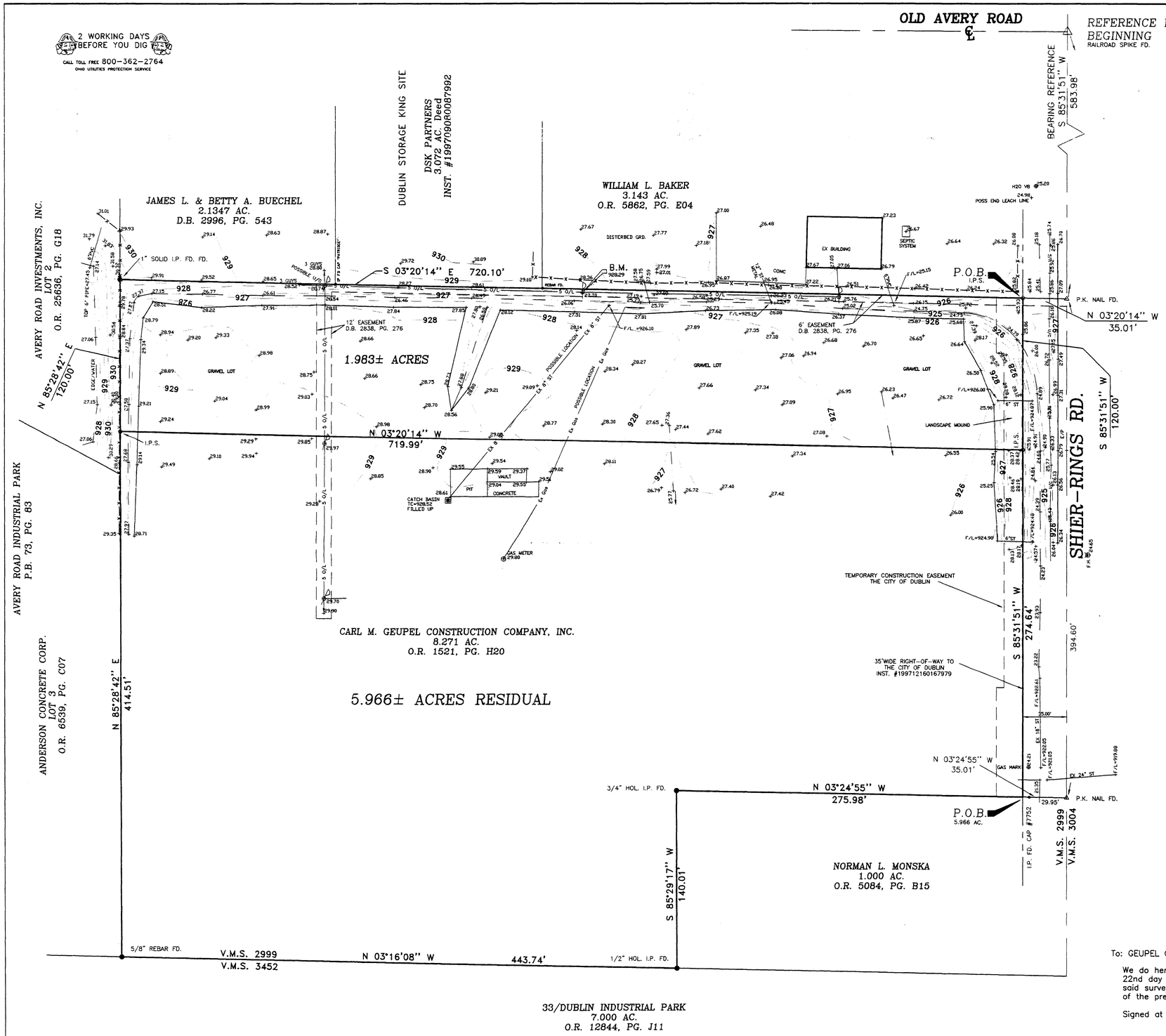

LEGEND

San.	Sanitary Sewer
St.	Storm Sewer
W	Water Main
G	Gas Line
U/C	Underground Cables
O/L	Overhead Lines
	Manhole
	Storm Inlet
	Fire Hydrant
	Utility Pole
	Guy Wire
	Fence
	Sign
	Valve Box
	Gas Line Marker
	Telephone Closure
I.P.S.	Iron Pin Set

NOTES

1) According to F.E.M.A.Flood Insurance Rate Map, No. 39049C0106G,, Community-Panel No. 390673-0106 G dated August 2, 1995, this property is in a Zone "X", areas determined to be outside 500 year flood plain.

2) Add 900 to all spot elevations.

3) The city does not have a sanitary sewer line extended to this property.

4) Bearings are used for the determination of angles only. For the purpose of this description, a bearing of South 85° 31' 51" West was used on the centerline of Shier-Rings Road as called for on the Centerline Plat for the improvement of Avery Road and Shier-Rings Road prepared for the City of Dublin.

5) The iron pins set are 5/8" rebars, 30" long with yellow plastic caps stamped "SITE ENG INC."

6) This drawing was prepared in reliance on First American Title Insurance Company, Commitment No. 98-T-8285 dated February 6, 1998.

7) This property is subject to the restrictions set out in Deed Book 2831, Page 230.

8) The easement to C. & S.O.E. in Deed Book 2534, Page 168 does not affect the surveyed tract.

9) There are no buildings on the 1.983 acre tract.

BENCH MARKS

B.M. #1 ~ Mine spike found in the north side of power pole at the northwest corner of intersection of Shier-Rings Road and Old Avery Road as shown on City of Dublin Water Improvement Plan B -40.
ELEV. = 925.32

B.M. #2 ~ Railroad spike in the west side of power pole on the east side of the property 385'± north of Shier-Rings Road.
ELEV. = 928.29

To: GEUPEL CONSTRUCTION COMPANY, INC., WPW WEST, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY:

We do hereby certify that an actual field survey was made of the premises shown on this plat on the 22nd day of January, 1998, that this plat is a correct representation of the premises as determined by said survey. We further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon.

Signed at 9:30 A.M. this 27th day of February, 1998.

SITE ENGINEERING, INC.

By Mark A. Hazel, pro
Professional Surveyor No. 7039

STATE OF OHIO MARK A. HAZEL 7039 REGISTERED PROFESSIONAL SURVEYOR

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN AND IN VIRGINIA MILITARY SURVEY NO. 2999.

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SITE ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
6559 E. LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
PHONE: (614) 759-9900
FAX: (614) 759-9902

PINNACLE SOUTHEASTERN

SHIER-RINGS ROAD ~ DUBLIN, OHIO

PLAT OF SURVEY

REVD:	REVD:
DATE: JAN. 98	
SCALE: 1"=40'	
DRAWN: S.E.I.	
CHECKED: M.A.H.	
FILE: 2597AP	SHEET: 1/1