



DESCRIPTION

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF HILLIARD, LYING IN VIRGINIA MILITARY SURVEY NOS. 3000 AND 3002, AND BEING ALL OF THE 5.012 ACRE RESIDUE OF THE ORIGINAL 5.868 ACRE TRACT CONVEYED TO SUTHERLAND BUILDING PRODUCTS, INC. BY A DEED OF RECORD IN OFFICIAL RECORD 2389, PAGE H10 AND BEING ALL OF LOT 14 AND PARTS OF LOTS 1 AND 15 OF BROWN COMMERCIAL PARK, OF RECORD IN PLAT BOOK 62, PAGES 77-79 AS CONVEYED TO SUTHERLAND BUILDING PRODUCTS, INC. BY A DEED OF RECORD IN OFFICIAL RECORD 5288, PAGE F15, ALL RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID CEMETERY ROAD AT THE SOUTHWEST CORNER OF THE 5.012 ACRE RESIDUE AND THE SOUTHWEST CORNER OF LOT 1, SAID POINT BEING 50.00 FEET LEFT OF CENTERLINE STATION 105 + 24.96 OF CEMETERY ROAD AS SHOWN ON THE PLAT OF CENTERLINE SURVEY PLAT, CEMETERY ROAD, OF RECORD IN PLAT BOOK 66, PAGE 10;

THENCE SOUTH 83° 57' 45" WEST, A DISTANCE OF 35.00 FEET, ALONG THE LINE COMMON TO THE NORTH RIGHT-OF-WAY LINE OF SAID CEMETERY ROAD AND LOT 1, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE 1.332 ACRE TRACT CONVEYED TO DONALD R. KENNEY, TRUSTEE, BY A DEED OF RECORD IN OFFICIAL RECORD 9401, PAGE B01;

THENCE NORTH 08° 02' 15" WEST, A DISTANCE OF 370.00 FEET, PARALLEL WITH AND 35.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID LOTS 1 AND 15 AND ALONG THE EAST LINE OF SAID 1.332 ACRE TRACT AND THE 0.913 ACRE TRACT CONVEYED TO WXZ DEVELOPMENT, INC. BY A DEED OF RECORD IN OFFICIAL RECORD 17935, PAGE C08, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 0.913 ACRE TRACT AND BEING IN THE LINE COMMON TO SAID LOTS 14 AND 15;

THENCE SOUTH 83° 57' 45" WEST, A DISTANCE OF 268.00 FEET, ALONG THE LINE COMMON TO SAID LOTS 14 AND 15 AND 0.913 ACRE TRACT, TO AN IRON PIN FOUND IN THE EAST RIGHT-OF-WAY LINE OF BROWN PARK DRIVE (80.00 FEET WIDE) AT THE COMMON CORNER OF SAID LOTS 14 AND 15 AND 0.913 ACRE TRACT;

THENCE NORTH 08° 02' 15" WEST, A DISTANCE OF 150.00 FEET, ALONG THE LINE COMMON TO SAID BROWN PARK DRIVE AND LOT 14, TO AN IRON PIN FOUND AT THE COMMON CORNER OF SAID LOT 14 AND LOT 13 OF SAID BROWN COMMERCIAL PARK;

THENCE NORTH 83° 57' 45" EAST, A DISTANCE OF 559.94 FEET, ALONG THE LINE COMMON TO SAID LOTS 13 AND 14 AND 5.012 ACRE RESIDUE, SAID POINT BEING IN THE SOUTHWESTERLY LINE OF THE PENN-CENTRAL RAILROAD;

THENCE SOUTH 39° 30' 52" EAST, A DISTANCE OF 583.86 FEET, ALONG THE LINE COMMON TO SAID 5.012 ACRE RESIDUE AND THE PENN-CENTRAL RAILROAD, TO AN IRON PIN SET AT THE NORTHEAST CORNER OF THE 0.856 ACRE TRACT CONVEYED TO THE CITY OF HILLIARD BY A DEED OF RECORD IN OFFICIAL RECORD 10607, PAGE D11 AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID CEMETERY ROAD AT THE SOUTHEAST CORNER OF SAID 5.012 ACRE RESIDUE;

THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE LINE COMMON TO THE NORTH RIGHT-OF-WAY LINE OF SAID CEMETERY ROAD, 0.856 ACRE AND 5.012 ACRE RESIDUE:

1. SOUTH 78° 40' 50" WEST, A DISTANCE OF 358.47 FEET, TO AN IRON PIN SET;
2. SOUTH 83° 57' 45" WEST, A DISTANCE OF 225.05 FEET, TO THE POINT OF BEGINNING, CONTAINING 6.343 ACRES, MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

LEGEND

●	IPF IRON PIN FOUND	—	SIGN
○	IPS IRON PIN SET	☐	MAILBOX
○	LIGHT POLE	⊗	WATER VALVE
○	POWER POLE	⊕	WATER TAP
○	GUY WIRE	⊙	FIRE HYDRANT
○	GUY POLE	⊗	GAS MARKER
⊗	ELECTRIC TRANSFORMER	⊙	GAS METER
⊗	COMBINATION POLE	⊕	GAS VALVE
⊗	STORM MANHOLE	⊙	GAS TAP
⊗	SANITARY MANHOLE	⊕	TELEPHONE PEDESTAL
⊗	TRAFFIC MANHOLE	⊙	TELEPHONE MANHOLE
⊗	TRAFFIC SIGNAL BOX	⊕	TELEPHONE POLE
⊗	TRAFFIC POLE	⊙	CABLE T.V. PEDESTAL

GENERAL NOTES:

1. THIS SURVEY DOES NOT REPRESENT ALL EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL.
2. THIS SURVEY DOES NOT REPRESENT ALL UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.
3. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A RED PLASTIC CAP STAMPED WITH THE NAME "LANDMARK SURVEY".

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 83°57'45" E FOR THE CENTERLINE OF CEMETERY ROAD AS SHOWN ON THE CENTERLINE SURVEY PLAT OF CEMETERY ROAD, OF RECORD IN PLAT BOOK 66, PAGE 10 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTES PER TITLE COMMITMENT:

THE FOLLOWING ITEM NUMBER IS PER SCHEDULE B OF THE TITLE COMMITMENT NUMBER 7514234 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 14, 2002, 8.00 A.M.. ENCUMBRANCES RECORDED AFTER FEBRUARY 14, 2002 ARE NOT SHOWN ON THIS PLAT.

ITEM 26 - A PIPE LINE EASEMENT TO INLAND CORPORATION RECORDED IN DEED BOOK 2567, PAGE 500 IS A BLANKET EASEMENT THAT HAS BEEN PARTIALLY RELEASED AND AMENDED BY RECORD IN DEED BOOK 2880, PAGE 434 AND MISCELLANEOUS BOOK 144, PAGE 565 AND THEREFOR NO LONGER APPLIES TO SUBJECT TRACT.

ITEM 25 - A SANITARY SEWER EASEMENT TO THE CITY OF HILLIARD RECORDED IN DEED BOOK 3628, PAGE 648 DOES NOT APPLY TO THE SUBJECT TRACT.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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.

CERTIFICATION:

TO: SUTHERLAND BUILDING PRODUCTS, INC., LIFE COMMUNITY CHURCH, TITLE FIRST AGENCY, INC., CHICAGO TITLE INSURANCE COMPANY, ITS 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/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM 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/ACSM LAND TITLE SURVEYS."

STATE OF OHIO
SCOTT D. GRUNDEI
S-8047
REGISTERED SURVEYOR

Scott D. Grundei, P.S. July 1, 2002
SCOTT D. GRUNDEI, P.S. DATE
REGISTERED SURVEYOR NO. 8047

ALTA/ACSM SURVEY OF
6.343 ACRES
LYING IN
VIRGINIA MILITARY SURVEY NOS.
3000 & 3002
CITY OF HILLIARD, COUNTY OF FRANKLIN
STATE OF OHIO

LS GI LANDMARK SURVEY GROUP, INCORPORATED
901 SOUTH FRONT STREET, COLUMBUS, OHIO 43206
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FILE NO. 44533