N-44-K

I.P. Fnd

349.04' To ℄ Hilliard-Rome Rd

N 81° 32' 39" E 418.55'

I.P. Set

20' Esmt

Storm Sewer Plan CC-6790

SURVEY OF 2.7598 ACRE PARCEL

Part of Lot 3 of Walcutt Industrial Park, P.B. 45, PG. 40
City of Columbus, Franklin County, Ohio

Bearings are based on P.B. 45 Page 40

CHANCO INC.
2.00 Ac.
O.R. 20060 C-08

C.B.

Existing Veterinary Clinic

315.51'

NORTH
1" = 20Ft.

N 8° 30' 00" W

Asph. Paving

P.C. Curve R=1140' △s=9°32'42" Chd N 86°16'21"E 189.70'

16" W

R/W

40'

I.P. Set

20' Esmt Plat

℄ R=1140' △s=13°20'25" Chd N 82°17'05" W 264.83'

18" San. Sewer M.M. 2136

W

3

Tele. Riser Gas Line Market

15" S/m.

℄ NIKE DRIVE

5

W

36" S/m

A.F.H.

10' Esmt Plat

10' Esmt.

LOT 4
Vacant Ground

422.39' Calc
422.36' Plat

S 14° 23' 07" W

Platted Building Line

I.P. Set.

25'

Esmt. of Record in D.B. 3712/403 permits electric lines within platted easement areas.
Easement of Record in OR 21102 I-15 N-T on Subject Site
Easements Recorded in D.B 946/484, D.B.946/485, D.B.1856/577, D.B. 1903/185, D.B. 2329/599, and D.B.2329/601 have been released by record filed in D.B. 3238 Page 606.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to PRIME MEDICAL GROUP, INC., PRIME MED III LIMITED PARTNERSHIP, LAWYERS TITLE INSURANCE CORPOATION AND TRANSOHIO TITLE AGENCY, INC. as of 4-20-94, _____ that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of a Class _____ Survey, as defined therein.

4-20-94

Robert A. Hock Reg. Surveyor # 5674
6161 Busch Blvd.
Columbus Ohio 43229

(614)846-2059

REGISTERED PROFESSIONAL SURVEYOR ROBERT A. HOCK 5674

PREPARED BY:

HUGHES ENGINEERING
6161 BUSCH BLVD
COLUMBUS, OHIO