PLAT OF SURVEY

SITUATED IN:
FRANKLIN AND PRAIRIE TOWNSHIPS
FRANKLIN COUNTY, OHIO

LEGEND

- E — Underground Electric
- TEL — Underground Telephone
- W — Water Line
- G — Gas Line
- ST — Storm Line
- S — Sanitary Line
- W.V. Water Valve
- G.V. Gas Valve
- M.H. Manhole
- C.B. Catch Basin
- Power Pole
- Light Pole
- Telephone Pole
- Pole with Guy
- F.H. Fire Hydrant
- Fence Line
- Tree
- Vegetation Line
- Sign
- Guard Rail
- Test Hole
- T.B.M. Temporary Bench Mark
- C.M.P. Corrugated Metal Pipe
- Found Iron Pin, Pipe, Spike, Nail
- Set Iron Pin, Pipe, Spike, Nail
- Found Monument
- Set Monument
- H&T Hub & Tack

N

JANITROL ROAD
P.B. 25, PG.2
60' R/W

60' R/W

PHILLIPI ROAD

10' SLOPE EASEMENT
P.B. 25, PG. 2

30' BUILDING SETBACK LINE

10'

30'

SET I PIN WITH CAP

108.61'

N 86°11'06" E

GUY WIRE

FOUND PIPE

N 86°11'06" E 869.75'
TO ℄ PHILLIPI RD.

10' UTILITY EASEMENT
OFFICAL RECORDS
VOL. 13629, PAGE J-09

CONC. DR.

CONC. BLOCK PUMP HOUSE

27" CMP

PHASE I
12.6645 ACRES

EXISTING 1 STORY CONC. PANEL BUILDING

N 3°50'48" W 452.60'

M.H. BURIED

W.V.

F.H.

W.V.

CONC. DITCH

CARDINAL FOODS, INC.
D.B. 3721 PG 87

CONC. WITH STEEL STAIRS

GAS SERVICE

GAS VALVE

TELEPHONE MARK

4" VENT VALVE

UNDERGROUND ELECTRIC MARK

UNDERGROUND UTILITY MARK

UNDERGROUND TELEPHONE PEDESTAL

CONC. PAD FOR SPRINKLER VALVES

CONC. PAD & TRANS.

10' UTILITY EASEMENT

OFFICAL RECORDS VOL. 13629, PAGE J-09

50.5'

49.8'

49.8'

W. V.

N 86°11'06" E 1221.01'

W. V.

SET I PIN WITH CAP

24" RCP

18" STEEL PIPE

S 3°50'48" E 194.48'

8" PVC

UNITED ASSOC., LTD.
O.R. 1971, F01

6" PVC

V.T.
RIM 879.99
INV. 869.21

6" PVC

10'

10' WATERLINE EASEMENT D.B. 2332, PG. 314

THE B.F. GOODRICH CO
O.R. 706, G08

PRAIRIE TOWNSHIP
FRANKLIN TOWNSHIP

100' EASEMENT
COLUMBIA SOUTHERN POWER CO.
D.B. 1973, PG. 547

ELECTRIC TRANS. TOWER

INTERSTATE 270
(VARIABLE R/W)
LIMITED ACCESS R/W

N 3°43'08" W 742.20'

PHASE II
23.8001 ACRES

NOTE
UTILITY EASEMENT RECORDED IN OFFICAL RECORDS VOLUME 13629, PAGE J-09 IS A BLANKET EASEMENT THAT COVERS PHASE 1 AND PHASE II.

ALLIED PRODUCTS CORP.
O.R. 6567, D12

18" RCP

10' RAILROAD EASEMENT
P.B. 2132
PG. 55

223.00'

40.00'

10' ELEC. EASE.
OFFICAL RECORDS
VOL. 41, PG. 310

SET I PIN WITH CAP

FOUND PIPE

20'

10' EASEMENT D.B. 2460, PG. 172

S 86°11'49" W 1,331.27'

MIDLAND ROSS CORPORATION
D.B. 2219, PG. 534

THIS SITE IS LOCATED IN FLOOD ZONE "C" WHICH IS AN AREA OF MINIMAL FLOODING, TAKEN FROM MAP #390167-0085B, FRANKLIN COUNTY.

SCALE 50 0 25 50 100 ft.

LEGAL DESCRIPTION
PHASE II

All that certain tract or parcel of land situated in the Townships of Franklin and Prairie, County of Franklin, State of Ohio, and being part of V.M.S. 1482, and being more particularly described as follows:

Beginning at an iron pipe found on the southerly Right-of-Way line of Janitrol Road (said Janitrol Road having a 60.00 foot Right-of-Way as shown on plat recorded in Plat Book 25, Page 2, in the Official Records of Franklin County, Ohio); which iron pin is located South 86° 11' 06" West, a distance of 869.75 feet as measured along said southerly Right-of-Way line from the point where said southerly Right-of-Way intersects the centerline of Phillipi Road (said Phillipi Road having 60.00 foot Right-of-Way);

thence leaving said southerly Right-of-Way line of Janitrol Road and running along the westerly boundary lines of property now or formerly owned by Cardinal Foods, Inc., United Associates, Ltd., The B.F. Goodrich Co. and Allied Products Corporation as described in Deed Book 3721, Page 87; Official Records 1971, F01; Official Records 706, G08 and Official Records 6567, D12, respectively, South 03° 50' 48" East, a distance of 1,194.48 feet to a set iron pin on the northerly boundary line of property now or formerly owned by Midland Ross Corporation;

thence along said northerly boundary line of property now or formerly owned by Midland Ross Corporation South 86° 11' 49" West, a distance of 1,331.27 feet to a found pipe on the easterly Right-of-way line of Interstate Highway 270 (said Interstate Highway 270 having a variable Right-of-Way);

thence along said easterly Right-of-Way line of Interstate Highway 270 North 03° 43' 08" West, a distance of 742.20 feet to a set iron pin;

thence leaving said easterly Right-of-Way line North 86° 11' 06" East, a distance of 1,221.01 feet to a set iron pin;

thence North 03° 50' 48" West, a distance of 452.00 feet to a set iron pin on said southerly Right-of-Way line of Janitrol Road;

thence running along said southerly Right-of-Way line North 86° 11' 06" East, a distance of 108.61 feet to an iron pipe and The Point of Beginning.

Said tract containing 23.8001 acres and being part of the same property conveyed to Industrial Developments International, Inc., a Georgia Corporation, by instrument recorded in Official Records Volume 1661, Page G-20, Franklin County, Ohio, Records.

Charles T. Sampson, P.S.
Ohio Registration No. 5-5616

SURVEYOR'S CERTIFICATE

I certify to Chicago Title Insurance Company, Industrial Developments International, Inc., and Sally Beauty Company, Inc., that I have surveyed, on the ground, the property legally described hereof; that the survey was made in compliance with the minimum detail requirements for land title surveys as adopted by the American Land Title Association, that said legal description is correct, complete and accurate; that this plat of survey is true and correct in all respects; that the size, dimensions and locations of all of the boundaries of the property, buildings and other improvements, recorded and visible unrecorded easements, streets, roads, means of public access, rights of way, utility lines and connections, and municipal set-back lines which affect said property are correctly and accurately shown hereon; and that there are no encroachments, overlaps, gaps, easements, streets, roads, rights of way, set-back lines or improvements which affect the property which are not shown hereon.

Dated this 25 day of March, 1992.

Charles T. Sampson
Ohio Registration No. 5616

Basis of Bearing is Based on previous Deed Records in Cav. 1661, G-20

REVISIONS	BY

ALTA SURVEY
FOR
INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC.

AMERICAN LAND SURVEYS
55 West TechneCenter Dr.
Milford, Ohio 45150
(513) 831-6060

STATE OF OHIO
CHARLES T. SAMPSON
5616
REGISTERED
SURVEYOR

DRAWN	KJO
CHECKED	DT
DATE	3/16/92
SCALE	1" = 50'
JOB NO.	3045.03
SHEET	01

OF 01 SHEETS