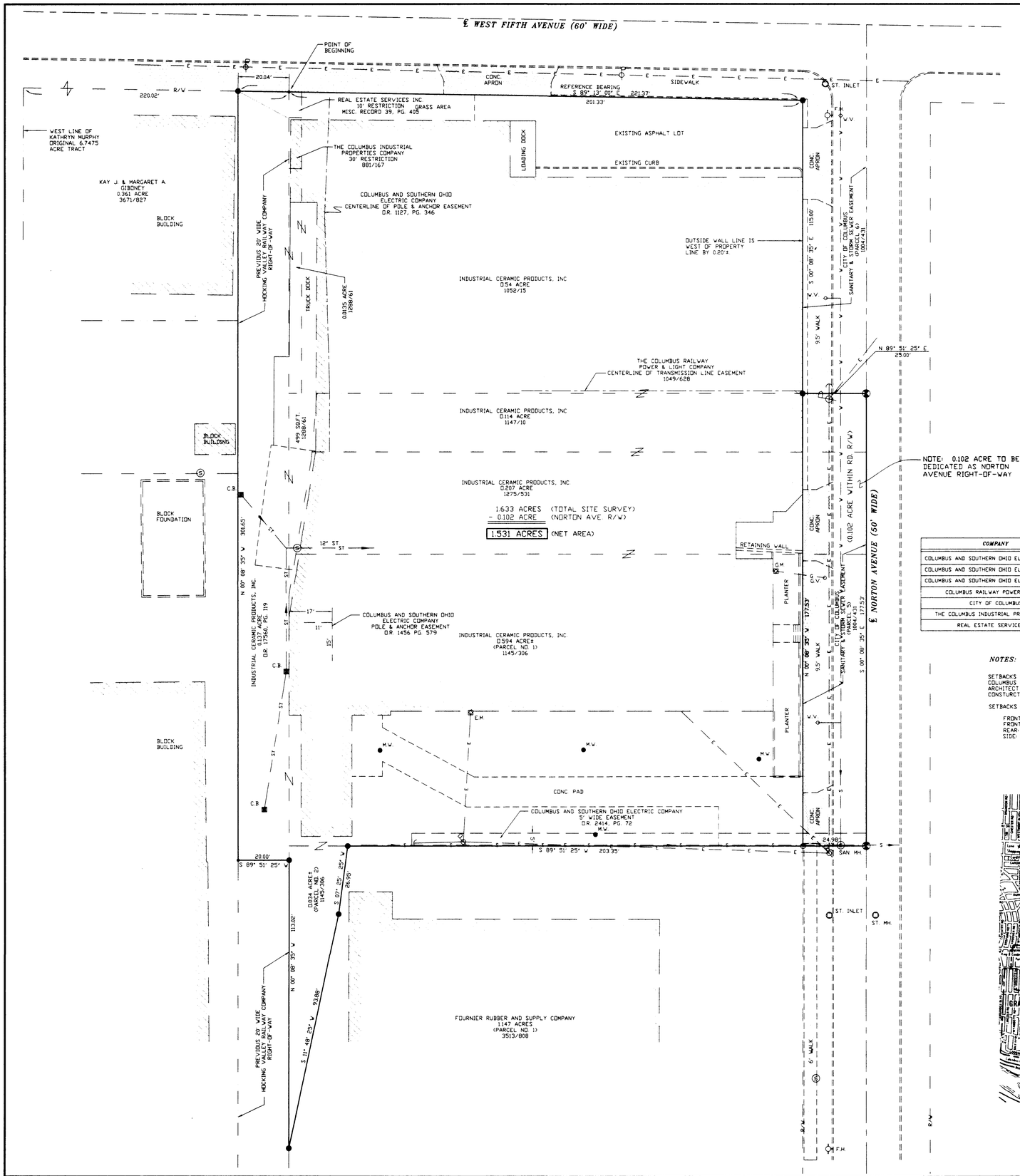


NOTES:

SCALE 1" = 20'

- PONY SPIKE SET
- P.K. NAIL SET
- E — EXISTING OVERHEAD ELECTRIC LINE
- ST — EXISTING STORM SEWER LINE
- S — EXISTING SANITARY SEWER LINE
- T — EXISTING OVERHEAD TELEPHONE LINE
- G — EXISTING GAS LINE
- X — X — EXISTING CHAIN LINK FENCE
- C.B. — EXISTING CATCH BASIN
- (S) — EXISTING MANHOLE
- C.O. — EXISTING CLEAN OUT
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- G.M. — EXISTING GAS METER
- E.M. — EXISTING ELECTRIC METER
- TEL PED. — EXISTING TELEPHONE PEDESTAL

UNLESS DENOTED OTHERWISE HEREON

BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 39049C0231 G, DATED 8/2/95, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X". FLOOD ZONE 'X' DENOTES AN AREA TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

EASEMENT SUMMARY

COMPANY	*DEED REFERENCE*	*SIZE*	*COMMENTS*
COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY	D.R. 2414, PG. 72	5' WIDE EASEMENT	ALONG SOUTH PROPERTY LINE OF THIS SURVEY
COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY	D.R. 1456, PG. 579	WIDTH NOT DEFINED	POLE AND 2 ANCHOR EASEMENTS
COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY	D.R. 1127, PG. 346	WIDTH NOT DEFINED	ALONG WEST SIDE OF 0.54 ACRE TRACT
COLUMBUS RAILWAY POWER & LIGHT	1049/628	WIDTH NOT DEFINED	ALONG SOUTH LINE OF 0.54 ACRE TRACT
CITY OF COLUMBUS	1004/431	25' WIDE EASEMENT	SEWER EASMT. - WESTERLY 25' OF NORTON AVE.
THE COLUMBUS INDUSTRIAL PROPERTIES CO.	881/167	30' RESTRICTION	WITHIN 0.0135 ACRE STRIP
REAL ESTATE SERVICE INC.	MR 39, PG. 405	10' RESTRICTION	WITHIN 0.0135 ACRE STRIP

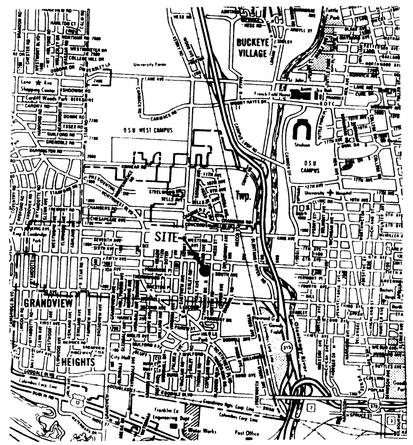
NOTES:

SETBACKS ARE VERBAL FROM THE CITY OF COLUMBUS BUILDING & ZONING DEPARTMENT. ARCHITECT TO VERIFY BEFORE ANY NEW CONSTURCTION BEGINS

SETBACKS (1999 RESTRICTIONS):

FRONT: 60' (FIFTH AVE.)
FRONT: 25' (NORTON AVE.)
REAR: NONE
SIDE: NONE

Changed



VICINITY MAP
(APPROX. SCALE 1" = 1 MILE)

LEGAL DEED DESCRIPTION
1.633 Acres
Industrial Ceramic AHMF, Inc.

Real estate in Franklin County, City of Columbus, being a parcel of land out of the 6.7475 acre tract formerly owned by Catherine Murphy, lying south of West Fifth Avenue and being part of Half Section No. 6, Township No. 5, Range No. 22, Refugee Lands;

Said tract being a more particular description of six (6) parcels of land combined to make the 1.633 acre tract herein described, being known this date as Industrial Ceramic Products, Inc.. Said surveyed tract being comprised of these six (6) parcels described in:

1. Official Record Volume 17560, page 119
2. Deed Book 1445, page 306
3. Deed Book 1052, page 15
4. Deed Book 1275, page 531
5. Deed Book 1147, page 10
6. Deed Book 1288, page 61, Franklin County records;

Beginning for reference at the intersection of the west line of the Kathryn Murphy 6.7475 acre tract with the south marginal line of West Fifth Avenue (60 feet wide);

thence with the south marginal line of West Fifth Avenue, South 89 degrees 13 minutes 00 seconds East (reference bearing), 220.02 feet to a found three-fourths (3/4) inch diameter iron pipe at the northeast corner of a twenty (20) foot wide tract, said tract previously a Hocking Valley Railway Company right-of-way, and being the true place of beginning of the herein described tract;

thence continuing with the south marginal line of said West Fifth Avenue, South 89 degrees 13 minutes 00 seconds East, 201.33 feet to a set p.k. nail at the intersection of the south marginal line of said West Fifth Avenue with the west marginal line of Norton Avenue (50 feet wide);

thence with the west marginal line of said Norton Avenue, South 00 degrees 08 minutes 35 seconds East, 115.00 feet to a set iron pipe;

thence North 89 degrees 51 minutes 25 seconds East, 25.00 feet to a set pony spike in the centerline of said Norton Avenue;

thence with the centerline of said Norton Avenue, South 00 degrees 08 minutes 35 seconds East, 177.53 feet to a pony spike set on the northeasterly corner of a 1.147 acre tract (Parcel No. 1) of land owned by Fournier Rubber and Supply Company (Deed Book 3513, page 808);

thence with the north line of said Fournier Rubber and Supply Company 1.147 acre tract, South 89 degrees 51 minutes 25 seconds West, 203.35 feet to a found one-half (1/2) inch diameter iron pipe (passing a found one (1) inch diameter iron pipe at 24.98 feet);

thence with a westerly line of said Fournier Rubber and Supply Company 1.147 acre tract, South 07 degrees 25 minutes 25 seconds West, 26.95 feet to a set iron pipe;

thence with a westerly line of said Fournier Rubber and Supply Company 1.147 acre tract, South 11 degrees 48 minutes 25 seconds West, 93.88 feet to a set iron pipe in the easterly right-of-way of the aforesaid old railroad right-of-way;

thence with the easterly right-of-way of the old railroad, North 00 degrees 08 minutes 35 seconds West, 113.02 feet to a set iron pipe;

thence South 89 degrees 51 minutes 25 seconds West, 20.00 feet to a found one-half (1/2) inch diameter iron pipe in the westerly right-of-way of the old railroad;

thence with the westerly right-of-way of the old railroad, North 00 degrees 08 minutes 35 seconds West, 301.65 feet to a set iron pipe at the northwest corner of the old railroad right-of-way, being in the south marginal line of said West Fifth Avenue;

thence with the south marginal line of said West Fifth Avenue, South 89 degrees 13 minutes 00 seconds East, 20.04 feet to the place of beginning.

Bearing (South 89 degrees 13 minutes 00 seconds East) assumed from Franklin County Deed Book 1052, page 15, which is one of the tracts of this survey.

The tract as described from an actual field survey performed on or about January 7, 1999, by James A. Page (S-6034), of Page Engineering, Inc. Marysville, Ohio, contains 1.633 acres, more or less, EXCEPTING **0.102 acre dedicated for Norton Avenue right-of-way, leaving** a balance **of 1.531 acres,** subject to all previous easements and rights-of-way of record, including those described in Franklin County Official Records Vols. 2414, page 72; 1456, page 579; 1127, page 346 and Deed Volume 1049, page 628, Deed Volume 1004, page 431. All iron pipes set are 3/4" x 30" galvanized iron pipe with yellow survey caps stamped S-6034. The survey is recorded in the office of the Franklin County Engineer,

James A. Page, PS
S-6034
January 27, 1999
JN 98-114

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Industrial Ceramic Products, Inc. and Ohio Bar Title Insurance Company that as of January 27, 1999, 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 calculations; 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. There are no easements (as provided by the title agent), 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 rights-of-way; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon any adjoining premises; and that the property is located in Flood Zone X, as shown on the map (Community-Panel Number 39049C0231 G) published by the Federal Emergency Management Agency. (Flood Zone X denotes an area to be outside the 500 year flood plain). 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 an Urban Class Survey (1:15000), as defined therein.

On January 24, 2000 this plat was revised to reflect the exception of the Norton Avenue right-of-way.

(SEAL) STATE OF OHIO · JAMES A. PAGE S-6034 · REGISTERED SURVEYOR

JAMES A. PAGE (Name of Surveyor) S-6034 (Registration Number)

112 East Fifth Street, PO Box 394, Marysville OH 43040 (Address)

937-644-1272 (Telephone Number)

Revised January 24, 2000

ISSUED
JAN 24 2000
PAGE ENGINEERING INC.

NORTON AVE. R/W EXCEPTED FROM TRACT

	ALTA SURVEY
L.B.	*INDUSTRIAL CERAMIC AHMF, INC.*
2/8/99	965 WEST FIFTH AVE., COLUMBUS, OHIO 43212
REVISED 1/24/00	**Page Engineering, Inc.**
	112 East Fifth Street • Marysville, Ohio 43040
	PH. (937) 644-1272 FAX (937) 644-3272
	AUTOCAD 98-114.DWG DISK #05 — 98-114

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