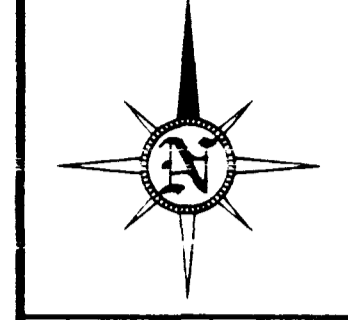
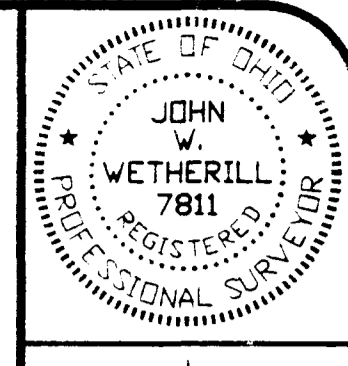
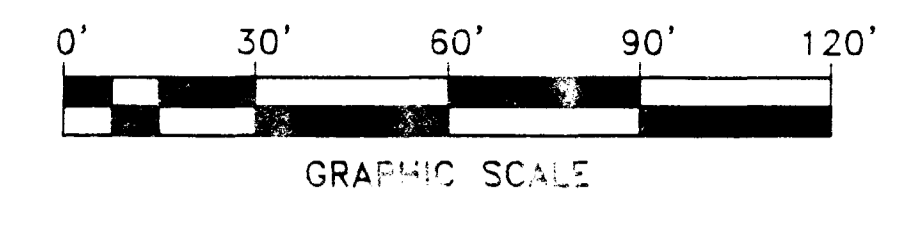


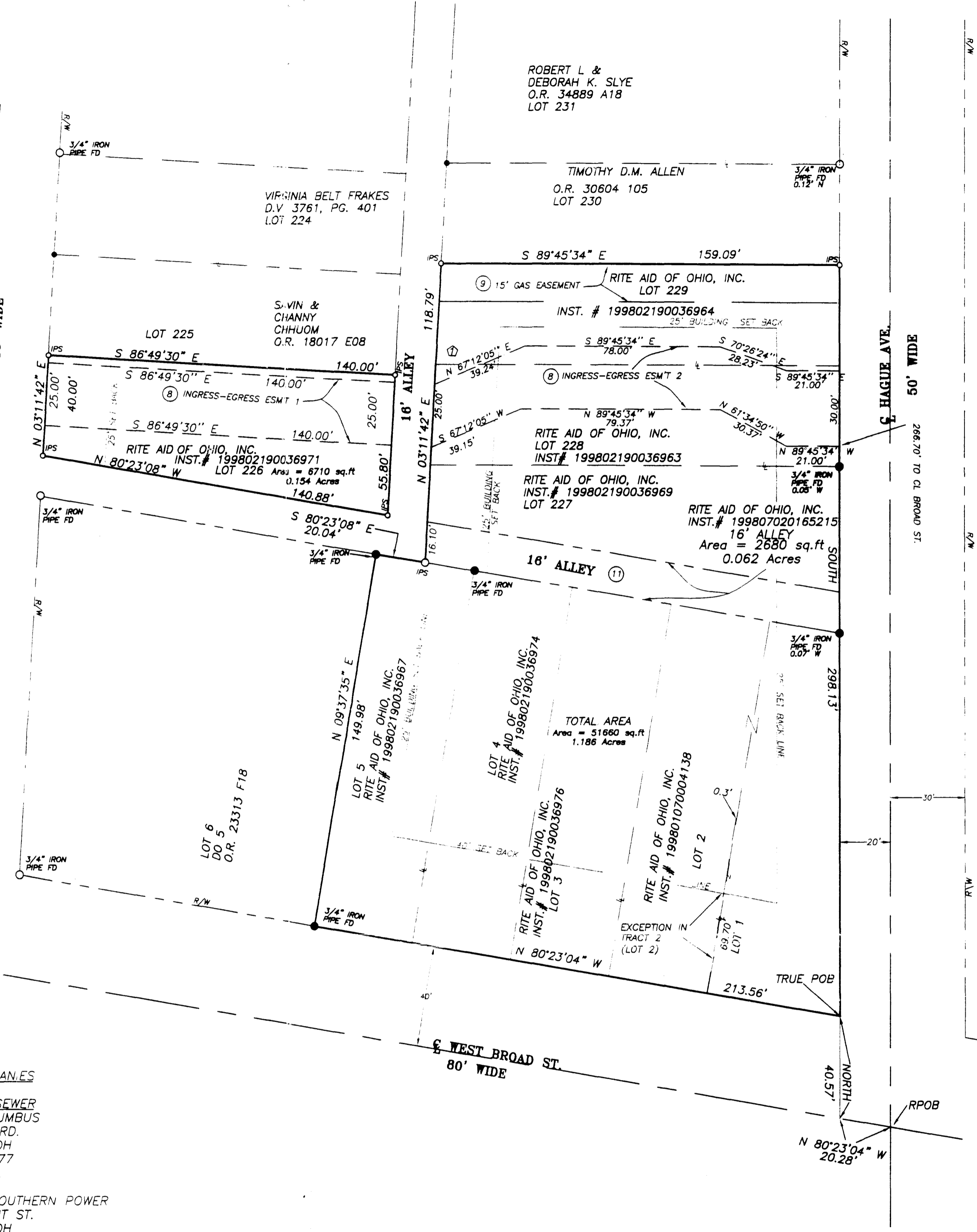
Resurvey

# ALTA SURVEY OF 1.340 ACRES AT WEST BROAD ST. & HAGUE AVE. IN COLUMBUS, OHIO FOR RITE AID OF OHIO, INC.



### LEGEND

- Numbers
- Property Lines
- Utility Sewer
- Storm Sewer
- Water Main
- Gas Line
- Telephone Cables
- Electric Lines
- Fire Hydrant
- Storm Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- Sign
- Valve Box
- Gas Line Marker
- Telephone Closure
- Electric Closure
- Light Pole
- Mail Box
- Yard or Flood Light
- Handicap
- Curb Inlet
- Downspout Drain
- Gas Meter
- Water Meter
- Conduit
- Compressor
- Cable Television
- Pole Numbers
- Evergreen Tree
- Deciduous Tree
- Traffic Signal Pole
- Vacated Part of Alley



**TRACT 1:**  
Situating in the State of Ohio, County of Franklin, and in the City of Columbus:  
Being Lot Number One (1) in HILLTOP ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 132, Recorder's Office, Franklin County, Ohio.  
Being also a narrow strip off the southeast part of Lot No. 2 of HILLTOP ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 132, Recorder's Office, Franklin County, Ohio. Said narrow strip is more particularly described as follows:  
Beginning at the southeast corner of said Lot No. 2, thence along the east line of said Lot No. 2, northerly 69.71 feet to the north line of the brick building now located upon Lot No. 1; thence with the north line of said brick building westerly three tenths of a foot to the northwest corner of said building; thence on a line between the brick building now located upon Lots No. 1 and 2, southerly 69.71 feet to the southeast corner thereof bounded and described as follows:  
TRACT 2:  
Situating in the State of Ohio, County of Franklin, and in the City of Columbus:  
Being Lot Number Two (2) in HILLTOP ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 132, Recorder's Office, Franklin County, Ohio, and also a portion of land out of the southeast corner thereof bounded and described as follows:  
Beginning at the southeast corner of said Lot No. 2, thence along the east line of said Lot No. 2, northerly 69.71 feet to the north line of the brick building now located upon Lot No. 1; thence with the north line of said brick building westerly 3/10th of a foot to the northwest corner of said building; thence on a line between the brick building now located upon Lots No. 1 and 2 of said HILLTOP ADDITION, southerly 69.71 feet to the place of beginning.  
TRACT 3:  
Situating in the State of Ohio, County of Franklin, and in the City of Columbus:  
Being Lot Number Three (3) in HILLTOP ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 132, Recorder's Office, Franklin County, Ohio.  
TRACT 4:  
Situating in the State of Ohio, County of Franklin, and in the City of Columbus:  
Being Lot Number Four (4) in HILLTOP ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 132, Recorder's Office, Franklin County, Ohio.  
TRACT 5:  
Situating in the State of Ohio, County of Franklin, and in the City of Columbus:  
Being Lot Number Five (5) in HILLTOP ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 132, Recorder's Office, Franklin County, Ohio.  
TRACT 6:  
Situating in the State of Ohio, County of Franklin, and in the City of Columbus:  
Being Lot Number Two hundred twenty-six (226) in HILLTOP ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 132, Recorder's Office, Franklin County, Ohio.  
TRACT 7:  
Situating in the State of Ohio, County of Franklin, and in the City of Columbus:  
Being Lot Number Two hundred twenty-seven (227) in HILLTOP ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 132, Recorder's Office, Franklin County, Ohio.  
TRACT 8:  
Situating in the State of Ohio, County of Franklin, and in the City of Columbus:  
Being Lot Number Two hundred twenty-eight (228) in HILLTOP ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 132, Recorder's Office, Franklin County, Ohio.  
TRACT 9:  
Situating in the State of Ohio, County of Franklin, and in the City of Columbus:  
Being Lot Number Two hundred twenty-nine (229) in HILLTOP ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 132, Recorder's Office, Franklin County, Ohio.

**Description of 1.340 acres**  
Situating in the State of Ohio, County of Franklin, City of Columbus, and being all of Lots 1 through 5, and Lots 227 through 229, and being a part of a 16' alley along the north line of said Lots 1-5, along the south line of said Lot 227, as shown on the plat of Hilltop Addition, as recorded in Plat Book 10, Page 133, Franklin County Recorder's Office, containing 1.186 acres, more or less, and being further described as follows:  
Beginning for reference at a point at the intersection of the centerlines of West Broad Street (80' wide), and Hague Ave. (50' wide);  
Thence North 80 degrees 23' 04" West 20.28 feet, along the centerline of said West Broad St., to a point;  
Thence Due North 40.57 feet, crossing said West Broad St., to a point, said point being the southeast corner of said Lot 1, being the intersection of the north line of West Broad St. and the west line of said Hague Ave., said point being the True Place of Beginning for the herein described 1.186 acre tract;  
Thence North 80 degrees 23' 04" West 213.56 feet, along the north line of said West Broad St. being the south line of said Lots 1 through 5, to a found 3/4" iron pin at grade in good condition, said iron pin being the southwest corner of said Lot 5;  
Thence North 09 degrees 37' 35" East 149.98 feet, along the west line of said Lot 5 being the east line of Lot 6, to a 3/4" iron pin found in the south line of said 16' Alley;  
Thence South 80 degrees 23' 08" East 20.04 feet, along the north line of said Lot 5, being the north line of said 16' Alley, to a iron pin set;  
Thence North 03 degrees 11' 42" East 118.79 feet, along the west line of said Lots 227, 228 and 229, being the east line of said 16' Alley, to a iron pin set; said iron pin being the northeast corner of said Lot 228, being the southwest corner of Lot 230;  
Thence South 89 degrees 45' 34" East 159.09 feet, along the north line of said Lot 229, being the south line of said Lot 230, to a iron pin set in the west line of said Hague Ave.;  
Thence South 298.13 feet, along the west line of said Hague Ave. being the east line of said Lots 229-227, and Lot 1, the east line of said 16' Alley, to the True Place of Beginning, containing 1.186 acres or 51660 square feet more or less, of which 0.062 acres lie in said 16' Alley, as conveyed to Rite Aid of Ohio, Inc. in Inst# 199807020165215.  
Bearings are referenced to the centerline of said Hague Ave., as being North, as shown on Plat Book 10, Page 133, iron pins set are 3/8" rabor 30" long with plastic cap stamped PK Moore & Associates. Documents referred to are recorded in the Franklin County Recorder's Office.  
And being all of Lot 226 of Hilltop Addition as recorded in Plat Book 10, Pg. 133, Franklin County Recorder's Office, Franklin County Ohio, containing 0.154 acres, and being further described as follows:  
Beginning at a set iron pin being the southwest corner of said Lot 226, being the intersection of the north line of a 16' Alley and the east line of Powell Ave. (50' wide);  
Thence North 03 degrees 11' 42" East 40.00 feet, along the east line of said Powell Ave., being the west line of said Lot 226, to a iron pin set, said iron pin being the northwest corner of said Lot 226, and being the southwest corner of Lot 225;  
Thence South 86 degrees 49' 30" East 140.00 feet, along the north line of said Lot 226, being the south line of said Lot 225, to a iron pin set at the southeast corner of said Lot 226, being the intersection of the west line of said 16' Alley, and the north line of said 16' Alley;  
Thence North 80 degrees 23' 08" West 140.88 feet, along the south line of said Lot 226, being the north line of said 16' Alley, to the Place of Beginning containing 0.154 acres or 6710 square feet, more or less, subject to all legal easements and right of ways of record.  
Bearings are referenced to the centerline of said Hague Ave., as being North, as shown on Plat Book 10, Page 133, iron pins set are 3/8" rabor 30" long with plastic cap stamped PK Moore & Associates. Documents referred to are recorded in the Franklin County Recorder's Office.

**ZONING:**  
THE PROPERTY IS ZONED C.P.D. COMMERCIAL PLANNED DEVELOPMENT SET BACKS ARE 25' FRONT, SIDE AND REAR. HEIGHT RESTRICTION IS 35'.

**ENCROACHMENTS:** DENOTED AS THUS ○  
1 GAS LINE ALONG EAST SIDE OF 16' ALLEY

**NOTES:**  
ACCORDING TO AT & T, THERE IS UNDERGROUND TELEPHONE ALONG THE NORTH LINE OF WEST BROAD ST, UNDER THE SIDE WALK. NOT MARKED AT THE TIME OF SURVEY.

**EASEMENTS:**  
EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 9903189, EFFECTIVE DATE DECEMBER 8, 1999. DENOTED AS THUS ○  
8-EASEMENTS CONTAINED IN INST.# 199807020165215, APPLY AND ARE PLOTTED.  
9-EASEMENT TO COLUMBIA GAS OF OHIO, INC., INST.# 199811240302896, APPLIES AND IS PLOTTED.  
10-NOT ADDRESSED  
11-PERMANENT EASEMENTS FOR PUBLIC UTILITIES WITHIN VACATED STREET AS PRESCRIBED BY O.R.C. 723.041, APPLIES TO THE VACATED PART OF THE 16' ALLEY.

**BENCHMARKS:**  
ELEVATIONS ARE BASED ON F.C.E. BM# 1035 SW COLUMBUS QUAD, BEING 797.134 ON SITE SPIKE SET IN POWWER POLE @ NORTHEAST CORNER OF 16' ALLEY AND POWELL AVE, ELEV=797.17, AND FIREHYDRANT LOCATED AT THE NORTHEAST CORNER OF BROAD AND HAGUE AVE. ELEV=795.98

**FLOOD ZONE:**  
ACCORDING TO FIRM FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, PANEL 229 OF 387, MAP NUMBER 39049C0229 G, DATED AUGUST 2, 1995, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

### UTILITY COMPANIES

**WATER AND SEWER**  
CITY OF COLUMBUS  
910 DUBLIN RD.  
COLUMBUS, OH  
614/645-7677

**ELECTRIC**  
COLUMBUS SOUTHERN POWER  
215 N. FRONT ST.  
COLUMBUS, OH  
614/836-2570

**TELEPHONE**  
AMERITECH  
150 E. GAY ST.  
COLUMBUS, OH  
800/660-1000  
AT&T  
800-222-3000

**GAS**  
COLUMBIA GAS  
101 W. TOWN ST.  
COLUMBUS, OH  
614/460-2222

**CABLE TV**  
WARNER CABLE  
1266 DUBLIN RD.  
PO BOX 2553  
COLUMBUS, OH 43216-5283  
614/481-5263

THE UNDERSIGNED HEREBY CERTIFIES TO THE HUNTINGTON NATIONAL BANK, ARTER & HADDEN LLP, GREYSYONE GROUP-HAGUE, LTD., AND TO STEWART TITLE COMPANY AS OF MARCH 31, 2000, THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND; THAT 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 ADJACING 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 ADJACING PREMISES; AND THAT THE PROPERTY DOES NOT LIE IN WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF H.U.D. FLOOD INSURANCE BOUNDARY MAP OR AGENCY. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA AND ACSM IN 1997 AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN.

John W. Wetherill P.S. # 7811 DATE 3/3/00

ALTA SURVEY OF 1.340 ACRES  
AT WEST BROAD ST. & HAGUE AVE.  
IN COLUMBUS, OHIO  
FOR RITE AID OF OHIO, INC.

J. & J. SURVEYING SERVICES, INC., dba  
PAUL K. MOORE & ASSOCIATES  
6515 E. LIVINGSTON AVENUE  
REYNOLDSBURG, OHIO 43068  
PH# (614) 866-9158  
FAX# (614) 866-9132  
© 1999 J. & J. SURVEYING SERVICES, INC.

