SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, (FORMERLY HAMILTON TOWNSHIP) BEING IN SECTION 16, TOWNSHIP 4, RANGE 22, CONGRESS LANDS, AND BEING 3.688 ACRES OUT OF THAT 88.14 ACRE PARCEL 3 (W/EXCEPTION) CONVEYED (1/2 INT.) TO MICHAEL H. FINNELL IN OFFICIAL RECORD VOLUME 19034 H05 AND (1/2 INT.) TO PATRICIA F. KULHA IN OFFICIAL RECORD VOLUME 19034 G12 IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

N

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

0' 60' 120' 180' 240'
GRAPHIC SCALE

CITY OF COLUMBUS, OHIO
8.911 AC.
O.R. 3698 A09

COOKE ROAD DEVELOPMENT CORP.
8.505 AC.
O.R. 25573 B12

S 87°27'28" E
67.38'

I.P.S.

2 GUY WIRES

3/4" HOL. IP TO BEAT

2 GUY WIRES

S 87°27'28" E 981.08'
552.86' (M)
553.13' (D)
1048.46' TOTAL

3/4" HOL. I.P. FD.
0.13' S. OF LINE

6' CHAIN LINK FENCE

POLE W/ GUY WIRE
POSSIBLE U/G

1/2" REBAR FD.

LIMITED ACCESS R/W

N 17°24'12" E
154.44'

GRAVEL DRIVE

GRAVEL DRIVE

S 17°52'09" W
141.87'

VAL D. MANNING &
CAROL S. MANNING
0.617 AC.
O.R. 33414 D02

CONC. MON. FD.

6 GUY WIRES

3.688± ACRES
PART OF TAX PAR. #010-111419

N 87°19'14" W 1242.87'
984.91'

FOOT PATH

PHONE PED.

GRAVEL

VALUE TIRES

GATE

ASPHALT PAVEMENT

0.7' 1/2" REBAR FD. BELOW GRADE

150.25' TO R/W
196.38'
S87°19'48"E

2 GUYS

S 17°47'00" W
15.54'

1/2" HOL. I.P. FD.

155.15'

141.92'

102.81'

16.13'

TRUE POINT OF BEGINNING

MICHAEL H. FINNELL
& PATRICIA F. KULHA
PARCEL NO. 3 - 88.14 AC.
O.R. 19034 H05

PAR. "C" 10' SAN. SEWER ESMT
D.B. 2154, PG. 411
& PAR. #2 D.B. 2187, PG. 145

10'x15' SAN. SEWER ESMT
D.B. 2154, PG. 409
& PAR. #1 D.B. 2187, PG. 145

10' EASEMENT
D.B. 3767, PG. 839
& D.B. 3770, PG. 110

15' INGRESS/ EGRESS EASEMENT
D.B. 1976, PG. 355

10' SAN. SEWER ESMT.
D.B. 3767, PG. 845

10' EASEMENT TO C. & S.O.E.
D.B. 2004, PG. 73

WEEDS

EDGE OF FIELD

GREAT SOUTHERN SHOPPERS CITY, INC.
77.106 AC.
O.R. 21853 F09

CURB

ASPHALT DRIVE

138.0'

RITE AID

TV DISH

LOADING DOCK

WENDY'S

LANDSCAPE

GREAT SOUTHERN SHOPPING CENTER

NEW ℄ STATE ROUTE #23

ORIGINAL ℄ STATE ROUTE 23

986.80'

N 17°47'00" E

24'

1840.41'

℄ N 17°19'30" E

CONC. MON. FD.
1'± DEEP

P.I.=607+75.43

105.03' (M)

N 34°56'45" E
80.44'

120.93' (R)
121.05' (M)

OBETZ ROAD
℄

59.98' (M)
60' (R)

S 26°13'28" E
40.94'

CONC. MON. FD.
3'± DEEP

REFERENCE POINT
OF BEGINNING

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Map Numbers 39049c0245 G and 39049C0265 G dated August 2, 1995, this property is in Zone "X", (unshaded) areas determined to be outside 500 year flood plain.

2) Bearings are used for the determination of angles only, for the purpose of this survey bearings are referenced to O.D.O.T. Plans #FRA-23-0.00-5.37 for the centerline of State Route 23.

3) The iron pins set are 5/8" rebars 30" long with plastic stamped "SITE ENG INC".

4) There are no buildings on the 3.688 acre tract shown hereon.

5) There was no investigation of underground utilities made in conjunction with this survey.

6) This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of same.

We do hereby certify that an actual field survey was made of the premises shown on this plat during December 1997; that this plat is a correct representation of the premises as determined by said survey. We further certify that there are no encroachments either way across any boundary lines of the premises except as shown hereon.

SITE ENGINEERING, INC.

By Mark A Hazel pes 12-17-97
Mark A. Hazel
Professional Surveyor No. 7039

STATE OF OHIO
MARK A. HAZEL
7039
REGISTERED
PROFESSIONAL SURVEYOR

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SITE ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
6559 E. LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
PHONE: (614) 759-9900
FAX: (614) 759-9902

DON M. CASTO ORGANIZATION

GREAT SOUTHERN SHOPPING CENTER ~ S. HIGH ST. COLUMBUS, OHIO

PLAT OF SURVEY

REVD:	REVD:

DATE: DEC. 97	
SCALE: 1"=60'	
DRAWN: S.E.I.	
CHECKED: M.A.H.	
FILE: 2272AP	SHEET: 1 OF 1