ALTA / ACSM SURVEY

JACKSON TOWNSHIP,
FRANKLIN COUNTY, OHIO
VIRGINIA MILITARY SURVEY # 469

LEGAL DESCRIPTION
3.480 ACRES

A tract of land lying in Jackson Township, Franklin County, in the State of Ohio and being part of a 5.01 acre tract owed by Aretta M. Estep as recorded in O.R. 032333 B12 in the Franklin County records and being a part of survey No. 469, Virginia Military District and more particularly described by metes and bounds as follows:
Beginning for reference at an existing railroad spike in the centerline of Stringtown Road (said point being North 73 degrees 45 minutes 30 seconds West 1347.89 feet from a railroad spike at the centerline intersection of Stringtown Road and State Route 104 and said point also being North 73 degrees 45 minutes 30 seconds West 281.84 feet from an existing railroad spike at the Southwest corner of Lot 1 of Miller's Stringtown Road Addition as recorded in Plat Book 24, Page 5 in the Franklin County records);
Thence North 17 degrees 14 minutes 55 seconds East along the line between the Kathleen M. Bailey property (Instrument No. 199901040001239) 231.24 feet (passing an existing iron pin at 29.84 feet) to an existing iron pipe with cap at the Northwest corner of the aforementioned Bailey property;
Thence North 17 degrees 19 minutes 18 seconds East along the line between the Manheim Services Corporation property as transferred on May 2, 2001 and the aforementioned Estep property 9.45 feet to a 5/8 inch rebar set with cap for the True Point of Beginning;
Thence across said Estep property North 74 degrees 31 minutes 36 seconds West 272.29 feet to a 5/8 inch rebar set with cap in the East line of the Marjorie L. Upp property (O.R. 11528 E-17 and O.R. 30945 C14 and Inst. No. 32333 B12);
Thence North 17 degrees 24 minutes 31 seconds East along said East line 558.00 feet to a 5/8 inch rebar set with cap at the corner of the above mentioned Manheim Services Corporation property;
Thence South 74 degrees 32 minutes 08 seconds East along a chain link fence 271.12 feet to a 5/8 inch rebar set with cap;
Thence [illegible] Services Corporation property
South 17 degrees 19 minutes 18 seconds West 296.78 feet to an existing iron pipe;
Thence continuing along the said Manheim Services Corporation property South 17 degrees 19 minutes 18 seconds West 287.33 feet to the Point of Beginning;
Containing 3.480 acres (151,604 square feet), more or less.
Bearings are based on the centerline of Stringtown Road as being North 73 degrees 45 minutes 30 seconds West between the intersection of Stringtown Road and Ohio State Route 104 and the intersection of Stringtown Road and Miller's Stringtown Road Addition as shown on the aforementioned plat of Miller's Stringtown Road Addition.
Survey made during March 2002 by David E. Slagle Professional Surveyor No. 7408.

NOTE:

[illegible] is there are no known [illegible] catch basin was found near the [illegible] corner of the property with a 12" pipe draining in a Northwest direction into the [illegible] corporation property.

The said property has no legal access to Stringtown Road.

The surveyor is not aware of any easements or deed restrictions which apply to the subject property.

There are no sanitary sewers available and no city water available to subject property.

There is no evidence of street or sidewalk construction or changes in right-of-way lines.

There is no evidence of any portion of the property being used for a waste dump or sanitary landfill.

NOTE:

Benchmark used is located at the Southeast corner of Stringtown Road and Ohio State Route 104.

B.M. is a brass plate set in concrete.

Name = 31WSM...elevation is 716.666 feet.

NOTE:
ACCORDING TO MAPS PROVIDED TO XYZ SURVEY SERVICE, FROM THE U.S. DEPT. OF INTERIOR PUBLISHED IN 1995 AND ENTITLED "NATIONAL WETLAND INVENTORY" THERE ARE NO DESIGNATED WETLANDS AREA ON THIS SUBJECT PROPERTY.

CERTIFICATE OF SURVEY

The undersigned hereby certifies to OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and MANHEIM SERVICES CORPORATION that (i) the Survey to which this certificate is attached, prepared by the undersigned, a registered land surveyor in the State of Ohio, entitled "ALTA/ACSM Survey", was actually made by Instrument survey upon the ground; (ii) the Survey and the information, courses and distances shown therein including without limitation, all setback and yard lines, are correct; (iii) the size and location of buildings, structures and improvements, including but not limited to striped parking spaces, are as shown; (iv) said buildings, structures and improvements constitute all of the improvements on said premises and all are within the boundary lines of the property; (v) there are no violations of zoning ordinances, restrictions or other rules and regulations of which we are aware with reference to the location of said buildings, structures and improvements; (vi) based upon a careful physical inspection of the premises, there are no easements or rights-of-ways over, encroachment by the improvements located on adjacent property onto, or uses affecting this property or easement areas of others, other than as shown and depicted on the Survey; (vii) there are no encroachments by any of the improvements located on said premises onto adjacent property or onto easement areas of others, other than as shown and depicted on the Survey; (viii) all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and adjoining private land; (ix) the premises have no direct access to Stringtown Road, a dedicated public way, however, the subject property is lying adjacent to and contiguous with the Manheim Services Corporation property on the east and north sides; (x) the Survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; (xi) any discharge into streams, rivers or other conveyance system is shown on the Survey; (xii) the parcel described herein does not lie within any flood hazard area in accordance with document entitled "Department of Housing and Urban Development", Federal Insurance Administration Special Flood Hazard Area Maps". This Survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992.

David E. Slagle Professional Ohio Surveyor #7408
By: David E. Slagle 07/11/02

STATE OF OHIO
DAVID E. SLAGLE
7408
REGISTERED
PROFESSIONAL SURVEYOR

FLOOD DATA:

The subject property lies in Zone X (outside of the 500 year flood zone) according to Flood Insurance Rate Maps, Community Panel No.39049C0243G and Map No. 39049C0245G dated August, 1995 and is not in a special flood hazard area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verfity this determination or apply for an amendment from the Federal Emergency Management Agency.

TELEPHONE BOX	TB
TELEPHONE POLE	
WATER METER	(M)
FIRE HYDRANT	
WATER VALVE	
POWER POLE	
TELEPHONE POLE	
LIGHT POL.	
GUY WIRE	
ELECTRIC MOD UP	
CATCH BASIN	CB
TREE	
IRON PIN FOUND	
IRON PIN SET	
R/R SPIKE FOUND	
R/R SPIKE SET	

ESTATE OF
FRANK C. UPP
TO MARJORIE L. UPP
O.R. 00832F11
AND O.R. 11528E17
AND O.R. 30945C14
AND INST # 32333B12

ARETTA M. ESTEP
6/21/96
O.R. 032333B12

KATHLEEN M. BAILEY
INST# 199901040001239
T.D. 1/4[illegible]

MILLERS
STRINGTOWN ROAD
ADDITION
P.B. 24 P. 5

LOT 1

3.480 ACRES

1.494 ACRES

0.5 FOOT CONTOURS

MADE FOR: RANDALL SMITH

DATE: 3/28/2002	JOB# 22-037
SCALE: 1" = 40'	F.B.# 113
REVISED: 5/14/2002	MAP# 22-037
	DRAWN BY: M.P.C.
	CHECKED BY: D.E.S.
	CAD FILE: 22-037

XYZ SURVEY SERVICE INC.
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