

# ALTA SURVEY / ACSM

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

LEGAL DESCRIPTION  
3.503 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 owned by Aretta M. Estep as recorded in D.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 5.45 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 39 seconds West 272.13 feet to a 5/8 inch rebar set with cap in the East line of the Marjorie L. Upp property (D.R. 11528 E-17 and D.R. 30945 C14 and Inst. No. 32333 B12);  
Thence North 17 degrees 24 minutes 31 seconds East along said East line 562.00 feet to a 5/8 inch rebar set with cap in the South line 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 continue along the West line of said Manheim Services Corporation property South 17 degrees 17 minutes 22 seconds West 270.67 feet to an existing iron pipe;  
Thence continue along the West line of the Manheim Services Corporation property South 17 degrees 19 minutes 18 seconds West 291.33 feet to the Point of Beginning;  
Containing 3.503 acres all in Franklin County, Ohio.  
Base line for bearings in the above mentioned survey and legal description is North 73 degrees 45 minutes 30 seconds West (centerline of Stringtown Road) as shown on the aforementioned plot of Miller's Stringtown Road Addition.  
Survey made during March, 2002 by David E. Slagle, P.S. No. 7408.

**NOTES:**

Corresponding to Schedule B of Title Commitment FRA 02020283D there are no known recorded easements affecting the subject property. A catch basin was found near the Northwest corner of the property with a 12" pipe draining in a Northward direction into the Manheim Services Corporation property.

The subject property has no legal access to Stringtown Road.

There are no set back lines and or height or bulk 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 716.662 feet.

- TELEPHONE PAD
- TELEPHONE POLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- TELEPHONE POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC HOOKUP
- CATCH BASIN
- TREE
- IRON PIN FOUND
- IRON PIN SET
- R/R SPIKE FOUND
- R/R SPIKE SET

**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 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; (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's 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* 04-03-02



ESTATE OF  
FRANK C. UPP  
TD MARJORIE L. UPP  
D.R. 00822F11  
AND D.R. 11528E17  
AND D.R. 30945C14  
AND INST# 32333B12

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

1.469 ACRES

KATHLEEN M. BAILEY  
INST# 199901040001239  
T.D. 1/4/99

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

LOT 1

**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. 39049C02436 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 verify this determination or apply for an amendment from the Federal Emergency Management Agency.

0.5 FOOT CONTOURS

MADE FOR: RANDALL SMITH	
DATE: 3/28/2002	JOB# 22-037
SCALE: 1" = 40'	P.B. 113
REVISED: 4/3/2002	MAP# 22-057
DRAWN BY: M.P.G.	
CHECKED BY: D.E.S.	
CAD FILE 22-037	

**SURVEY SERVICE INC.**  
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