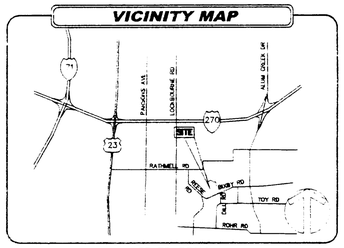
Split.

## VICINITY MAP




NOT TO SCALE

## LEGAL DESCRIPTION

DESCRIPTION "A" FOR 9.550 ACRE TRACT

situated in the State of Ohio, County of Franklin, Village of Obetz, being in Section 25, Township 4, Range 22, Congress Lands, being 9.550 acres out of an original 330.240 acre tract as described in a deed to Big Walnut Area Community Improvements Corporation of record in Official Record 35031 001, Section One, 35031 014, 35031 015, all references to deeds referring to records in the Recorder's Office, Franklin County, Ohio, said 9.550 acre tract being more fully described as follows:

Beginning for reference at the centerline intersection of Bixby Road with Dill Road, as referenced on the plat of Creekside Industrial Center of record in Plat Book 91, Page 18;

Thence South 76° 32' 19" West along the centerline of said Bixby Road a distance of 150.98 feet to a point;

Thence North 12° 01' 11" West a distance of 30.15 feet to an iron pin set being the True Point of Beginning;

Thence South 72° 14' 19" West along the northerly right-of-way line of said Bixby Road a distance of 705.96 feet to an iron pin set;

Thence North 17° 45' 41" West along a new line across said original 330.240 acre tract, a distance of 566.42 feet to an iron pin set;

Thence North 72° 14' 19" East along a new line across said original 330.240 acre tract, a distance of 762.91 feet to an iron pin set on an easterly property line of said original 330.240 acre tract, the westerly property line of John E. Dill of record in Instrument No. 199808040196236;

Thence South 12° 01' 11" East along an easterly property line of said original 330.240 acre tract, the westerly property line of said John E. Dill a distance of 569.27 feet to the True Point of Beginning, containing an area of 9.550 acres more or less

This description was prepared by Franklin Consultants, Inc., 2700 East Dublin Granville Road, Columbus, Ohio 43231.

Bearings are based upon the centerline of Bixby Road as being South 76° 32' 19" West as delineated in the plat of Creekside Industrial Center of record in Plat Book 91, Page 18, all other bearings are based upon this meridian.

## SCHEDULE "B" TITLE NOTES
## POLICY NO. CT3856

(1) PLATTED ROADS, EASEMENTS, SET BACKS, COVENANTS, TERMS AND RESTRICTIONS OF RECORD IN PLAT BOOK 91, PAGE 18. (DOES AFFECT PROPERTY AS SHOWN HEREON)

(3) DEED OF EASEMENT GRANTED TO OHIO-MIDLAND LIGHT AND POWER COMPANY OF RECORD IN DEED BOOK 1039, PAGE 533. (CANNOT DETERMINE EXACT LOCATION)

(4) EASEMENT FOR RIGHT OF WAY FOR CHANNEL IMPROVEMENT OF RECORD IN 1089, PAGE 644. (DOES AFFECT PROPERTY, EXACT LOCATION UNABLE TO BE DETERMINED)

(12) EASEMENT TO OHIO MIDLAND LIGHT AND POWER COMPANY OF RECORD IN DEED BOOK 1225, PAGE 366. (CANNOT DETERMINE EXACT LOCATION)

(11) CONSENT FOR ELECTRIC TRANSMISSION LINE OF RECORD IN DEED BOOK 1225, PAGE 366. (CANNOT DETERMINE EXACT LOCATION)

(13) CONSENT FOR ELECTRIC TRANSMISSION LINE GRANTED TO OHIO MIDLAND LIGHT AND POWER COMPANY OF RECORD IN DEED BOOK 1479, PAGE 377. (CANNOT DETERMINE EXACT LOCATION)

(14) EASEMENT GRANTED TO COLUMBUS SOUTHERN POWER COMPANY OF RECORD IN DEED BOOK 1606, PAGE 297. (DOES NOT AFFECT PROPERTY)

(15) CONSENT FOR ELECTRIC TRANSMISSION LINE TO OHIO MIDLAND LIGHT AND POWER COMPANY OF RECORD IN DEED BOOK 2244, PAGE 135. (DOES NOT AFFECT PROPERTY)

(16) EASEMENT GRANTED TO CITY OF COLUMBUS OF RECORD IN DEED BOOK 2718, PAGE 429. (DOES NOT AFFECT PROPERTY)

(17) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 3023, PAGE 128. (DOES NOT AFFECT PROPERTY)

(18) SANITARY SEWER EASEMENT TO FRANKLIN COMMUNITY IMPROVEMENT CORP. OF RECORD IN INSTRUMENT NO. 199707230053677. (DOES NOT AFFECT PROPERTY)

(19) NON-EXCLUSIVE EASEMENT GRANTED TO AMERITECH OF RECORD IN INSTRUMENT NO. 199709090089773. (DOES NOT AFFECT PROPERTY)

(20) RAILROAD SPUR LINE EASEMENT OF RECORD IN INSTRUMENT NO. 199712290176727. (DOES NOT AFFECT PROPERTY)

(21) CONSERVATION EASEMENT TO FRANKLIN SOIL AND WATER CONSERVATION DISTRICT OF RECORD IN INSTRUMENT NO. 200302080026635. (DOES NOT AFFECT PROPERTY)

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS FOR CREEKSIDE INDUSTRIAL CENTER OF RECORD IN INSTRUMENT NO. 199902020026140. (DOES AFFECT PROPERTY AS SHOWN HEREON)

50 0 50 100 150

SCALE: 1" = 50'

## MISCELLANEOUS NOTES

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED BY RECORD DIMENSIONS SHOWN IN PARENTHESIS

DIMENSIONS IN THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED

THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, DUMP OR SANITARY LAND FILL

ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES AND OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. ANY LOCATIONS OF UNDERGROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES

## STATEMENT OF ENCROACHMENTS

(1) NONE APPARENT

## FLOOD NOTE

THIS PROPERTY IS PARTIALLY LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN), PARTIALLY IN ZONE "X" (AREAS OF 500 YEAR FLOOD), AND PARTIALLY IN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 355 G, DATED AUGUST 2, 1995 FOR COMMUNITY NO. 39049 C, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

## ZONING DATA

P-I = PLANNED INDUSTRIAL PARK

ZONING TEXT PER VILLAGE OF OBETZ ZONING CHAPTER 1165

FRONT AND SIDE SETBACKS = NO REGULATION

HEIGHT RESTRICTIONS = NO REGULATION

PARKING REQUIREMENTS = ONE SPACE FOR EVERY 2 EMPLOYEES PLUS ONE FOR EACH MOTOR VEHICLE USED IN THE BUSINESS

## LEGEND

- IRON PIN SET
- IRON PIPE FOUND
- P.K. NAIL FOUND
- STONE FOUND
- MAILBOX
- SIGN
- CATCH BASIN
- LIGHT POLE
- TELEPHONE PEDESTAL
- TELEPHONE RISER
- SEWER MANHOLE
- DRAIN INLET CATCH BASIN
- DRAIN SEWER MANHOLE
- IRON PIN SET
- P.K. NAIL SET
- FENCE LINE
- ELECTRIC TRANSFORMER
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- HEADWALL
- ABOVE GROUND
- WATER METER
- TYPE INLET
- UNDERGROUND FIRE HYDRANT
- TYPE WATER VALVE

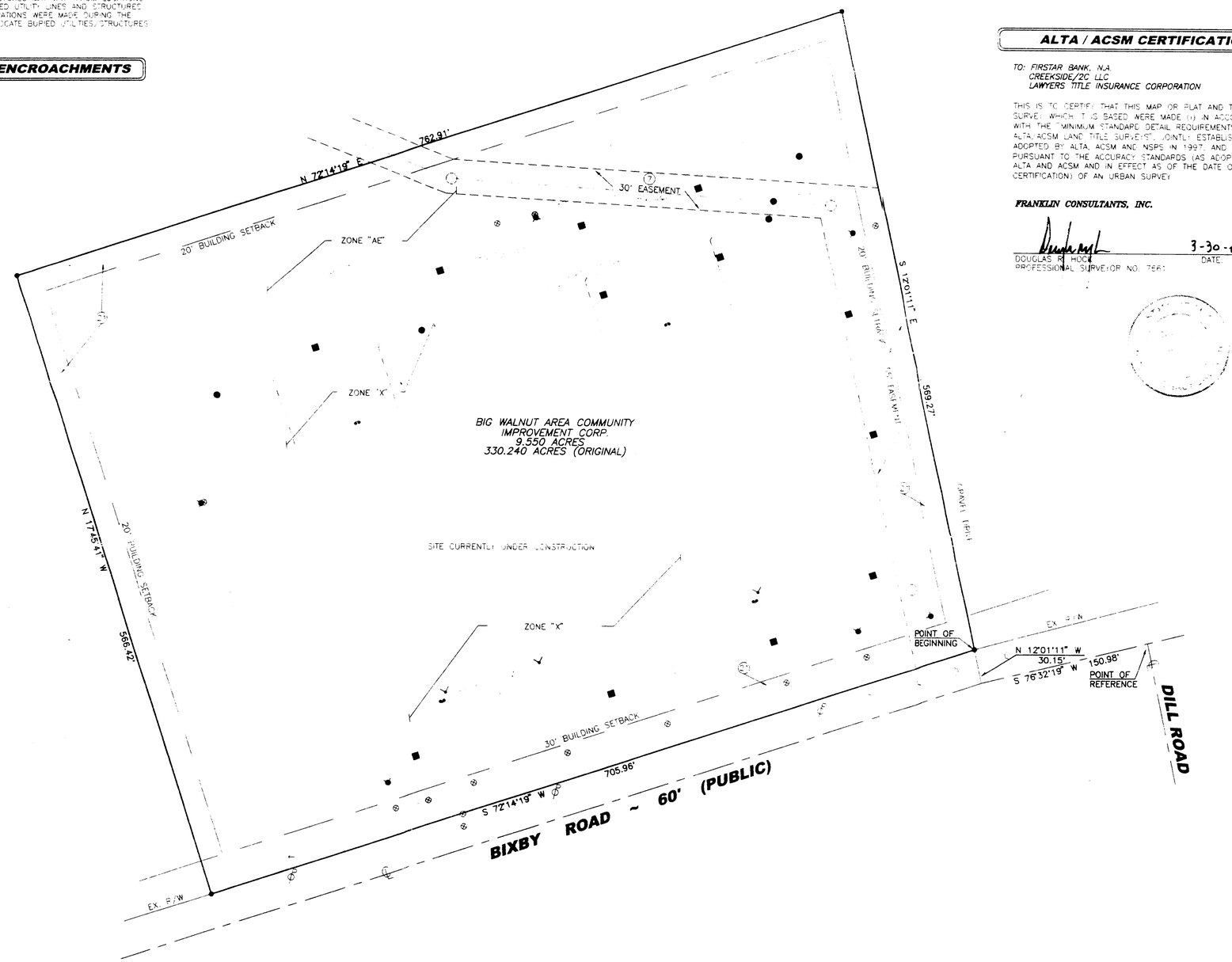
## ALTA / ACSM CERTIFICATION

TO: FIRSTAR BANK, N.A.
CREEKSIDE/2C, LLC
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT AS OF THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY

FRANKLIN CONSULTANTS, INC.

DOUGLAS R. HOCK — DATE: 3-30-00
PROFESSIONAL SURVEYOR NO. 7661





FRANKLIN CONSULTANTS, INC.
2700 EAST DUBLIN-GRANVILLE ROAD
COLUMBUS, OHIO 43231
(614) 891-6000 FAX (614)


SURVEY BY:
DRAWN BY: N.H.C.
CKD. BY: D.R.H.
SCALE: 1"=50'
JOB NUMBER: 17

# ALTA / ACSM SURVEY

2C OPTICS SITE
CREEKSIDE INDUSTRIAL PARK

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