

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA...

BEARINGS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MORSE ROAD BEARING N 89° 44' 00" E AS RECORDED IN INSTRUMENT NUMBER 19980226043202, RECORDING OFFICE, FRANKLIN COUNTY, OHIO.

FLOOD ZONE

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (OUTSIDE THE 500 YEAR FLOOD PLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 304400186 X, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.

ZONING REQUIREMENTS

THE FOLLOWING IS A PARTIAL LIST OF ZONING REQUIREMENTS PER JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO FOR PARCELS DESIGNATED (RSR) RESTRICTED SUBURBAN RESIDENTIAL. FOR A COMPLETE LIST OF REQUIREMENTS CONSULT THE ZONING DEPARTMENT REGULATIONS.

- SIDE YARD - 25 FEET
REAR YARD - 20% OF LOT DEPTH
LOT AREA COVERAGE - STRUCTURE TO COVER NOT MORE THAN 20% OF LOT

- HEIGHT RESTRICTION - 35 FEET
LOT AREA COVERAGE - DWELLINGS AND ACCESSORY BUILDINGS SHALL NOT EXCEED 35 FEET

NOTES

- 1) ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL.
2) VERTICAL DATUM BASED ON NAVD 88.
3) 20' GAS EASEMENT AS RECORDED IN O.R. 23993 C15 WAS NOT INCLUDED IN THE TITLE COMMITMENT

CERTIFICATE OF SURVEY

THIS CERTIFICATION IS MADE TO JACK L. EVANS AND BONNIE L. EVANS, TO SHARON FRANKS, RICHARD AND DARLENE STRAIT, TRUSTEES, RICHARD N. UNDERWOOD, FF REALTY, LLC, TROOP LAND TITLE COMPANY, HUMMEL TITLE AGENCY, INC. AND TO FIRST AMERICAN TITLE INSURANCE COMPANY, AS FOLLOWS:

I HEREBY CERTIFY THAT: R. D. ZANDE JOB NO. 4749-1, ENTITLED "ALTA/ACSM SURVEY, 4.570, 14.587 & 13.136 ACRES" WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT...

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN COLLEGE OF SURVEYING AND MAPPING.

R. D. ZANDE AND ASSOCIATES, INC.

JEFFREY D. MORFUS
REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO

EASEMENTS PER TITLE COMMITMENT (HTA-4110A) TRACT I 6.161 AC.

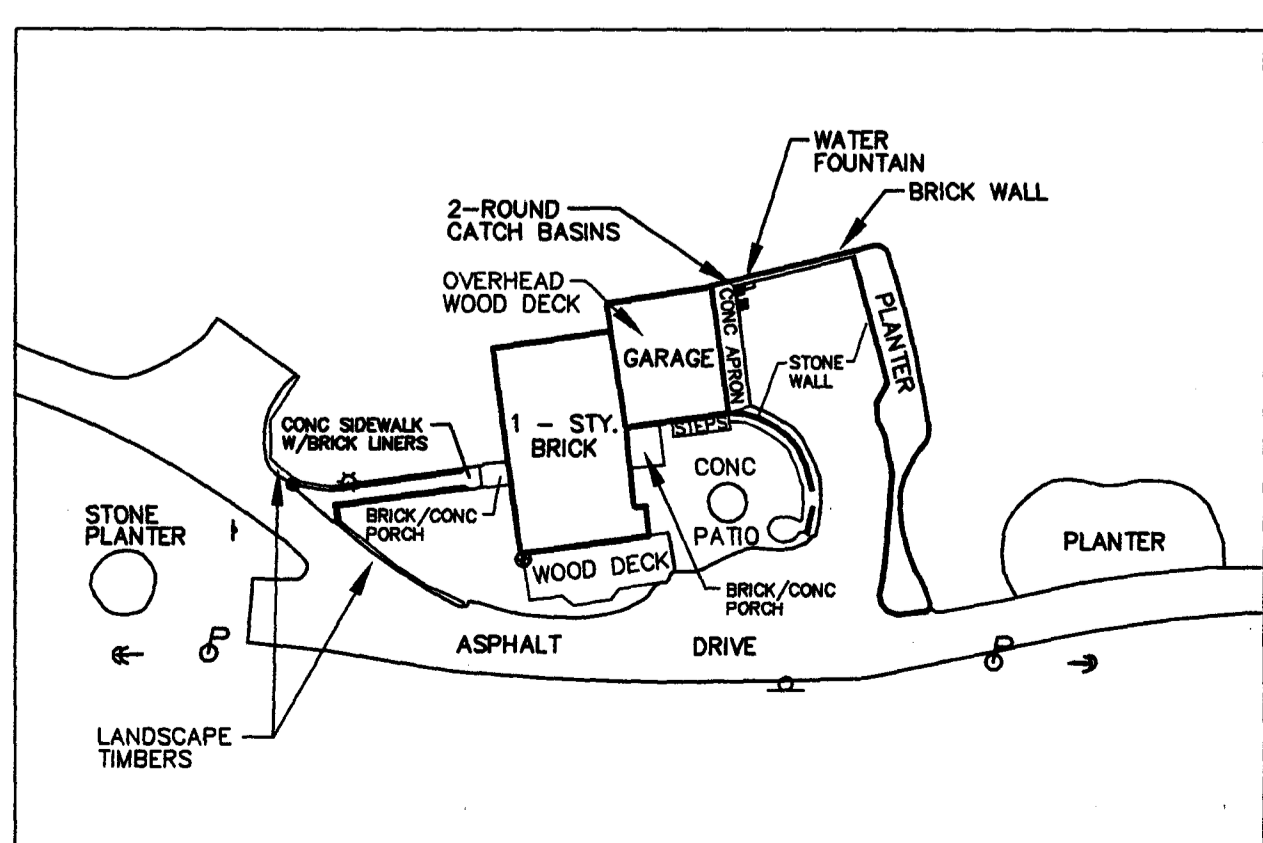
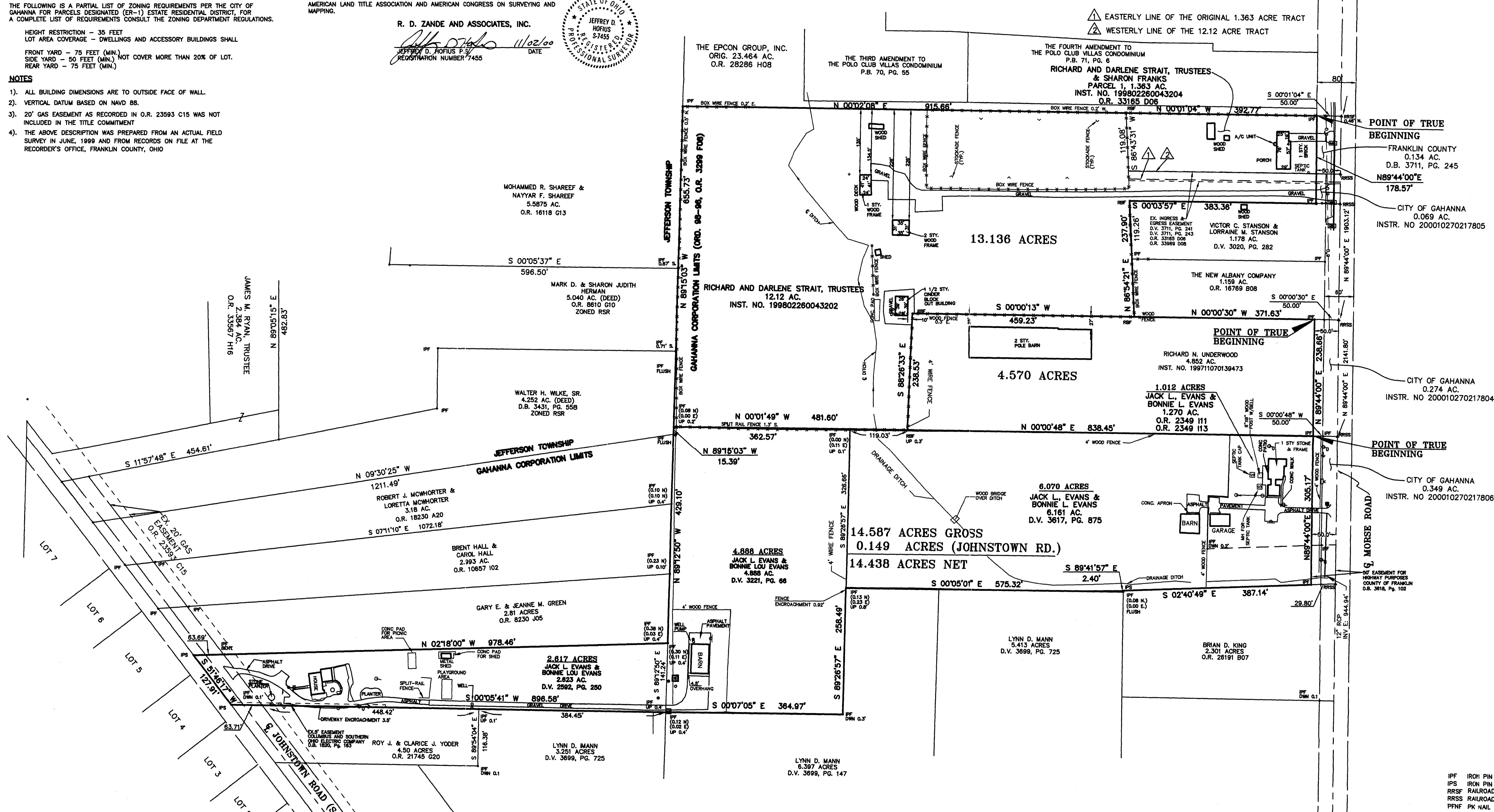
NOTE: THE FOLLOWING LIST OF EASEMENT ITEMS IS PER HUMMEL TITLE AGENCY, INC. TITLE COMMITMENT NO. HTA-4110A, WITH AN EFFECTIVE DATE OF APRIL 5, 1999 AT 7:00 AM.

- 8) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC, OF RECORD IN DEED BOOK 1079, PAGE 218
10) EASEMENT TO COUNTY OF FRANKLIN, OF RECORD IN DEED BOOK 3618, PAGE 102

EASEMENTS PER TITLE COMMITMENT (HTA-4497A) TRACT I 2.623 AC. & TRACT II 4.888 AC.

NOTE: THE FOLLOWING LIST OF EASEMENT ITEMS IS PER HUMMEL TITLE AGENCY, INC. TITLE COMMITMENT NO. HTA-4497A, WITH AN EFFECTIVE DATE OF APRIL 5, 1999 AT 7:00 AM.

- 10) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, OF RECORD IN DEED BOOK 1820, PAGE 163
11) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, OF RECORD IN DEED BOOK 1079, PAGE 218
12) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, OF RECORD IN DEED BOOK 2705, PAGE 162



HOUSE DETAIL
Scale 1" = 40'

POINT OF REFERENCE
FRA. CO. MON. 6616

DESCRIPTION OF 13.136 ACRES
STRAIT AND FRANKS TRACT

DESCRIPTION OF 4.570 ACRES
UNDERWOOD TRACT

DESCRIPTION OF 14.587 ACRES
JEFFERSON TRACT

DESCRIPTION OF 14.438 ACRES
NET

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JEFFERSON TRACT

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DESCRIPTION OF 14.587 ACRES
JEFFERSON TRACT

LEGEND

- IFP IRON PIN FOUND
IFS IRON PIN SET
RRSF RAILROAD SPIKE FOUND
RRSS RAILROAD SPIKE SET
PWF PINE WAIL FOUND
WATER METER PIT
WATER WELL
CLOTHESLINE POLE
FIRE HYDRANT
YARD LIGHT
BASKETBALL HOOP
POWER POLE
4" YARD DRAIN
SANITARY CLEAN OUT
POST WITH HOUSE ADDRESS

- GAS VALVE
WATER TAP
UTILITY POLE
QUYRYNE
TELEPHONE POLE
WATER VALVE
FIRE HYDRANT
CATCH BASIN
GAS METER
TELEPHONE PED.
CUPS UTILITY MARK
MAILBOX
ELECTRIC BOX



SCALE IN FEET

ALTA/ACSM Survey
of
4.570, 13.136 & 14.587 ACRES
lying in
QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16
LOT # 1
UNITED STATES MILITARY LANDS
Jefferson Township, City of Gahanna, Franklin County, Ohio
Scale 1" = 100' Date: June, 1999
Rev: June, 2000
Rev: Nov., 2000
Prepared By:
R. D. Zande & Associates, Inc.
1237 Dublin Road
Columbus, Ohio 43215

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