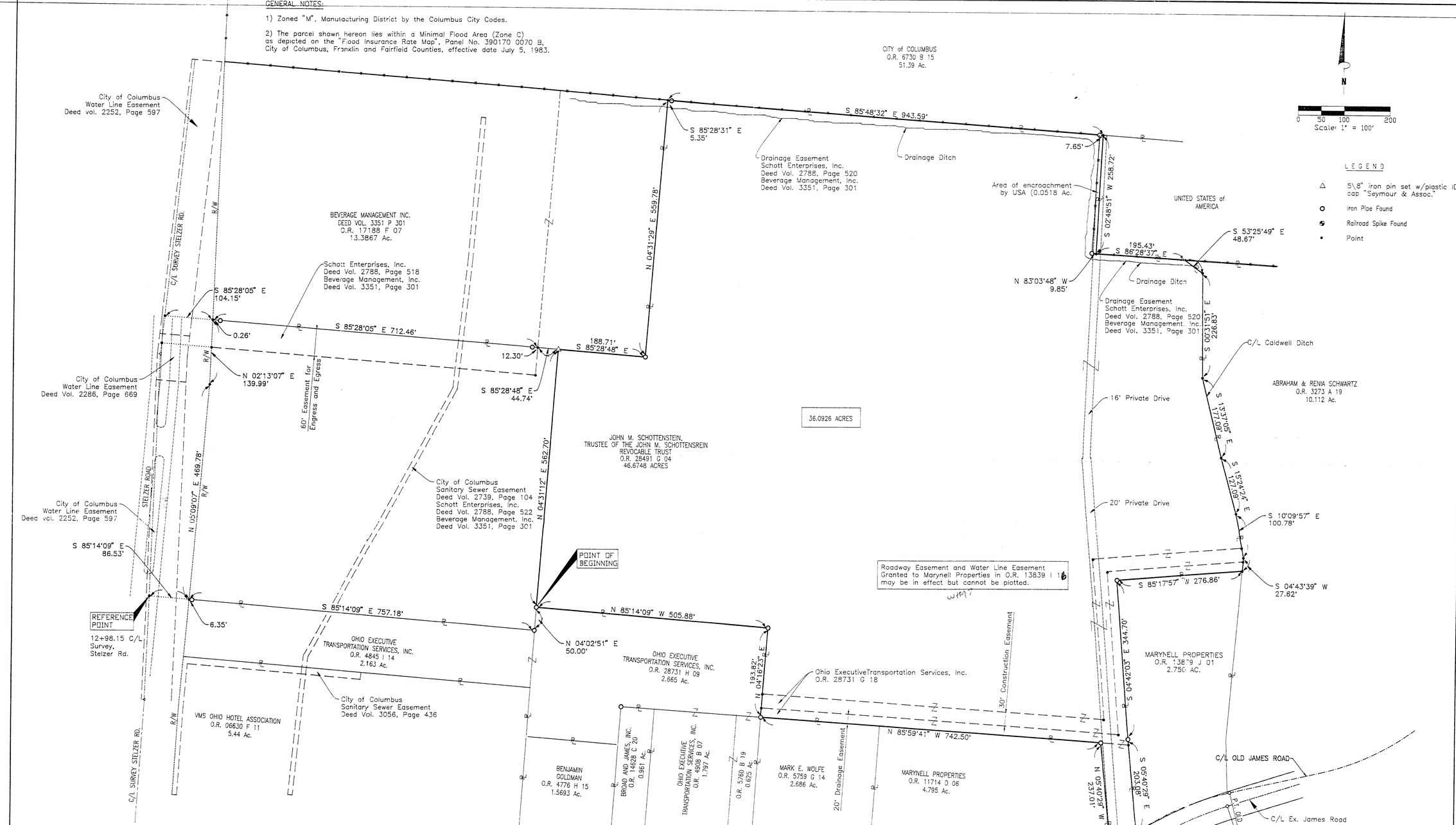
GENERAL NOTES:

1) Zoned "M", Manufacturing District by the Columbus City Codes.

2) The parcel shown hereon lies within a Minimal Flood Area (Zone C) as depicted on the "Flood Insurance Rate Map", Panel No. 390170 0070 B, City of Columbus, Franklin and Fairfield Counties, effective date July 5, 1983.



LEGEND

- △ 5\8" iron pin set w/plastic ID cap "Seymour & Assoc."
- ○ Iron Pipe Found
- ⊙ Railroad Spike Found
- • Point

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus and being a part of a parcel of land located in Quarter Township 4, Township No. 1, Range 17, U.S. Military Lands as conveyed to John M. Schottenstein, Trustee of the John M. Schottenstein Revocable Trust as conveyed in Official Record 28491 G 04 all records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing for reference at a point, said point being Sta. 12+98.15, centerline of survey for Stelzer Road;

Thence South 85 Degrees 14 Minutes 09 Seconds East crossing Stelzer Road and along the Grantor's southerly property line a distance of 843.71 feet to an iron pipe found (passing the Grantor's southeasterly property corner and the easterly right of way of Stelzer Road at 86.53 feet and passing an iron pipe found at 92.88 feet);

Thence along a property line of the Grantor N 4 Degrees 02 Minutes 51 Seconds East a distance of 50.00 feet to an iron pipe found, said point being a property corner of the Grantor and the true POINT OF BEGINNING for the parcel herein described;

Thence North 04 Degrees 31 Minutes 12 Seconds East through the Grantor's lands a distance of 562.70 feet to a 5/8" iron pin with a plastic ID cap set, said iron pin being on the Grantor's northerly property line;

Thence South 85 Degrees 28 Minutes 48 Seconds East along the Grantor's property line a distance of 188.71 feet to an iron pipe found, said iron pipe being a corner of the Grantor;

Thence North 04 Degrees 31 Minutes 29 Seconds East along the Grantor's westerly property line a distance of 559.78 feet to a point, said point being the Grantor's northwesterly property corner;

Thence South 85 Degrees 28 Minutes 31 Seconds East along the Grantor's northerly property line a distance of 5.35 feet to an iron pipe found;

Thence South 85 Degrees 48 Minutes 32 Seconds East continuing along the Grantor's northerly property line a distance of 943.59 feet to a point (passing an iron pipe found at 935.94 feet), said point being the Grantor's northeasterly property corner;

Thence along the Grantor's easterly property line the following 11 courses:

1) South 02 Degrees 48 Minutes 51 Seconds West a distance of 258.72 feet to a point, from which an iron pipe found bears North 83 Degrees 03 Minutes 48 Seconds West a distance of 9.85 feet;

2) South 86 Degrees 28 Minutes 37 Seconds East a distance of 195.43 feet to a point;

3) South 53 Degrees 25 Minutes 49 Seconds East a distance of 48.67 feet to a point;

4) South 00 Degrees 31 Minutes 51 Seconds East a distance of 226.83 feet to a Point;

5) South 13 Degrees 37 Minutes 05 Seconds East a distance of 177.09 feet to a point;

6) South 15 Degrees 24 Minutes 24 Seconds East a distance of 127.09 feet to a point;

7) South 10 Degrees 09 Minutes 57 Seconds East a distance of 100.78 feet to a point;

8) South 04 Degrees 43 Minutes 39 Seconds West a distance of 27.62 feet to a point;

9) South 85 Degrees 17 Minutes 57 Seconds West a distance of 276.86 feet to an iron pipe found;

10) South 04 Degrees 42 Minutes 03 Seconds East a distance of 344.70 feet to an iron pipe found;

11) South 05 Degrees 40 Minutes 29 Seconds East a distance of 203.08 feet to an iron pipe found, said iron pipe being the Grantor's southeasterly property corner and on the centerline of Old James Road;

Thence along the centerline of Old James Road with a curve to the left through a central angle of 06 Degrees 26 Minutes 21 Seconds, an arc distance of 70.04 feet, a chord bearing of South 53 Degrees 18 Minutes 43 Seconds West, a distance of 70.01 feet to a railroad spike found, said railroad spike being a property corner of the Grantor;

Thence along the Grantor's southerly property line the following 4 courses:

1) North 05 Degrees 40 Minutes 29 Seconds West a distance of 237.01 feet to an iron pipe found;

2) North 85 Degrees 59 Minutes 41 Seconds West a distance of 742.50 feet to an iron pipe found;

3) North 04 Degrees 16 Minutes 23 Seconds East a distance of 193.82 feet to an iron pipe found;

4) North 85 Degrees 14 Minutes 09 Seconds West a distance of 505.88 feet to point of beginning containing 36.0926, acres more or less, and subject to all legal easements and rights of way of record.

The bearing system for this plat is based on City of Columbus monuments 48-82 and 49-82 on the South side of Seventeenth Avenue as being South 86 Degrees 10 Minutes 46 Seconds East.

All Iron Pins set are 5/8 inch diameter iron rod with plastic identification caps inscribed "SEYMOUR & ASSOCIATES."

CERTIFICATION

To: Lawyers Title Insurance Corporation
TransOhio Title Agency
Brooks Beverage Management,Inc

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and ACSM in 1992 and includes items 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11, 12 and 13 only of Table A thereof; and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Rural Survey.

Date: Jan 10 96

George F. Seymour
Ohio professional Surveyor No. 6044

SEYMOUR & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
CIVIL ENGINEERING
LOTS & FARM SURVEYS
SUBDIVISIONS
LAND PLANNING
CONSTRUCTION
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385-5934
69 S. MARKET ST.

STATE OF OHIO
GEORGE F. SEYMOUR
S-6044
REGISTERED SURVEYOR

ALTA/ACSM LAND TITLE SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND BEING IN QUARTER TOWNSHIP NO. 4, TOWNSHIP No. 1, RANGE 17, U.S. MILITARY LANDS AND CONVEYED TO JOHN M. SCHOTTENSTEIN, TRUSTEE OF THE JOHN M. SCHOTTENSTEIN REVOCABLE TRUST AS RECORDED IN OFFICIAL RECORD 28491 G 04, ALL RECORDS OF THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

REVISIONS	DRAWN	DATE
	JLC	1/05/96

JOB FR9507

SHEET 1 of 1