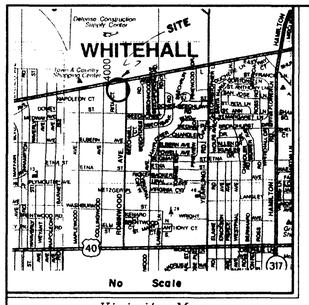
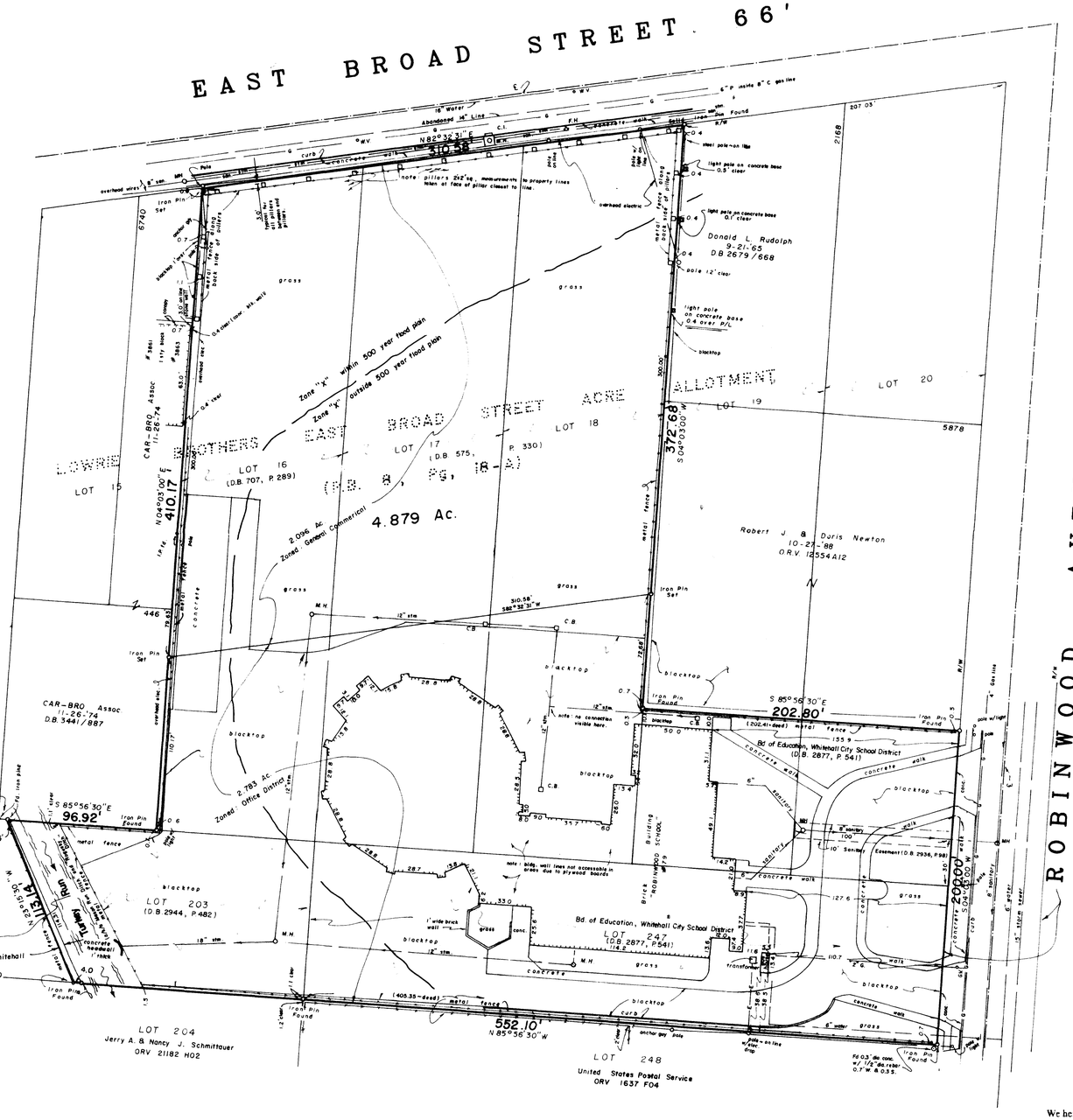


Vicinity Map



Legend

P.B.	= Plat Book
D.B.	= Deed Book
O.R.V.	= Official Records Volume
I.P.	= Iron Pin
RR Spk	= Railroad Spike
C/L	= Centerline
R/W	= Right of Way
I.A./R/W	= Indicates Right of Way
U.A.	= Underground Area
M.H.	= Manhole
C.B.	= Catch Basin
F.H.	= Fire Hydrant
P.P.	= Power Pole
L.P.	= Light Pole
E	= Electric
U/E	= Underground Electric
E.M.	= Electric Meter
E.T.	= Electric Transformer
G	= Gas
G.M.	= Gas Meter
G.V.	= Gas Valve
W	= Water
W.M.	= Water Meter
W.V.	= Water Valve
T.P.	= Telephone Pedestal
T	= Telephone
O.B.T.	= Ohio Bell Telephone
C&SE/C	= Cols. & Southern Ohio Electric
CATV	= Cable Television
R.P.	= Record Plan
San.	= Sanitary Sewer
Stm.	= Storm Sewer
Comb.	= Combination Sewer

Utility Warning

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REVISIONS:			
2	3 · 21 · 96	add lender/flood/cert/client	JPM
1	2 · 29 · 96	add legals	JPM
No.	Date	Description	By

80' 60' 40' 20' 0' 40' 80'

Scale 1" = 40'

February 12, 1996

A Boundary Survey prepared for and certified to:

Lawyers Title Insurance Corp. and/or National City Bank, Columbus and/or SAGI Realty, LLC

Legal Description: Situated in Ohio, County of Franklin, City of Whitehall, Being 2.096 Acre and 2.783 Acre tracts (all of the tract conveyed to the Board of Education, Whitehall City School District, D.B. 575, Pg. 330, D.B. 707, Pg. 289, D.B. 2877, Pg. 541, D.B. 2944, Pg. 482 and D.B. 3024, Pg. 580)

Applicant: SAGI Realty, LLC

Posted Address: 79 Robinwood Ave., Whitehall, Ohio

2.096 Acres

Situated in the State of Ohio, County of Franklin, City of Whitehall, being part of the tracts conveyed to Board of Education, Whitehall City School District of record in Deed Book 575, Page 330 and Deed Book 707, Page 289, (Recorder's Office, Franklin County, Ohio), also being part of Lots 16, 17, and 18 of Lowrie Brothers East Broad Street Acre Allotment the same as numbered and delineated in Plat Book 8, page 18-A of record in said Recorder's Office, and being more particularly described as follows:

Commencing at the northeast corner of Lot 20 of said Lowrie Bros. East Broad Street Acre Allotment said point also being the intersection of the south line of East Broad Street (66 feet wide) and the west line of Robinwood Avenue (60 feet wide);

thence, along the south line of said East Broad Street, the north lines of Lots 20 and 19 of said Lowrie Bros. East Broad Street Acre Allotment, South 85 degrees 22 minutes 31 seconds West, 207.03 feet to a solid iron pin found at the northwest corner of said Lot 19 (northwest corner of said Lot 19) and **THE TRUE POINT OF BEGINNING** of the herein described parcel;

thence, along part of the east line of said Lot 18 (part of the west line of said Lot 19), South 04 degrees 03 minutes 00 seconds West, 300.00 feet to an iron pin set;

thence, across said Lots 18, 17 and 16, South 82 degrees 32 minutes 31 Seconds West, 310.58 feet to an iron pin set in the west line of said Lot 16 (east line of Lot 15);

thence, along part of the west line of said Lot 16 (part of the east line of Lot 15), North 04 degrees 03 minutes 00 seconds East, 300.00 feet to a point in a utility pole at the northwest corner of said Lot 16 (northeast corner of Lot 15) and in the south line of said East Broad Street (passing an iron pin found at 79.63 feet and an iron pin set at 299.00 feet);

thence, along the north lines of said Lots 16, 17, and 18, and the south line of East Broad Street, North 82 degrees 32 minutes 31 seconds East, 310.58 feet to the place of beginning **CONTAINING 2.096 ACRES** (passing an iron pin set at 1.0 foot). Subject, however, to all legal highways, leases, and easements of record, and of records in the respective utility offices.

The foregoing description was prepared from actual field measurements in May 1995 by Myers Surveying Company, Inc., iron pins set are 30" X 1" O.D. with an orange plastic cap inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is the south line of Lot 203 Lowrie Bros. East Broad Street Acre Allotment as North 85 degrees 56 minutes 30 seconds West as shown in Deed Book 2944, page 482.

2.783 Acres

Situated in the State of Ohio, County of Franklin, City of Whitehall, being all the tracts conveyed to Board of Education, Whitehall City School District of record in Deed Book 2944, Page 482, Deed Book 2877, Page 541 and Deed Book 3024, Page 580 and part of the tracts conveyed to said Board in Deed Book 575, Page 330 and Deed Book 707, Page 289, (Recorder's Office, Franklin County, Ohio), also being all of Lot 247 and part of Lots 203, 16, 17, 18, 19, and 20 of Lowrie Brothers East Broad Street Acre Allotment the same as numbered and delineated in Plat Book 8, Page 18-A of record in said Recorder's Office, and being more particularly described as follows:

Beginning at an Iron pin found at the southeast corner of said Lot 247 and in the west line of Robinwood Avenue (60 feet wide);

thence, along the south line of said Lot 247 (the north line of Lot 248) and part of the south line of Lot 203 (part of the north line of Lot 204) North 85 degrees 56 minutes 30 seconds West, 552.10 feet to an iron pin found in the south line of said Lot 203 (passing an iron pin found at the southwest corner of said Lot 247 at 405.4 feet and an iron pin found at the southeast corner of the tract conveyed in said Deed Book 3024, Page 580 at 448.10 feet)

thence, across said Lot 203, North 23 degrees 15 minutes 30 seconds West, 113.14 feet to an iron pin found in the north line of said Lot 203 (the south line of Lot 15), also being the northwest corner of the tract conveyed in said Deed Book 3024, Page 580;

thence, along part of north line of said Lot 203 (part of the south line of Lot 15), N 85 degrees 56 minutes 30 seconds East, 96.92 feet to an iron pin found at the southwest corner of said Lot 16 (southeast corner of said Lot 15 and passing the northeast corner of the tract conveyed in said Deed Book 3024, Page 580 at 1.5 feet);

thence, along part of the west line of said Lot 16 (part of the east line of said Lot 15), North 04 degrees 03 minutes 00 seconds East, 110.17 feet to an iron pin set;

thence, across said Lots 16, 17, and 18, North 82 degrees 32 minutes 31 seconds East, 310.58 feet to an iron pin set in the east line of said Lot 18 (west line of Lot 19);

thence, along part of the east line said Lot 18 (part of the west line of said Lot 19); South 04 degrees 03 minutes 00 seconds West, 72.68 feet to an iron pin found;

thence, across said Lots 19 and 20, South 85 degrees 56 minutes 30 seconds East, 202.80 feet to an iron pin found in the east line of said Lot 20 and the west line of said Robinwood Avenue;

thence, along part of the east line of said Lot 20, the east line of said Lot 247, and the west line of said Robinwood Avenue, South 04 degrees 03 minutes 00 seconds West, 300.00 feet to the place of beginning **CONTAINING 2.783 ACRES.** Subject, however, to all legal highways, leases, and easements of record and of records in the respective utility offices.

The foregoing description was prepared from actual field measurements in May 1995 by Myers Surveying Company, Inc., iron pins set are 30" x 1" O.D. with an orange plastic cap inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is the south line of Lot 203 Lowrie Bros. East Broad Street Acre Allotment as North 85 degrees 56 minutes 30 seconds West as shown in Deed Book 2944, Page 482.

I hereby certify to: **Lawyers Title Insurance Corp.** and/or **National City Bank, Columbus** and/or **SAGI Realty, LLC** that the survey prepared by me entitled **"Maine 2.096 Acres and 2.783 Acres..."** was actually made upon the ground and that it and the information, courses, and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no observable easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that 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 location of any utilities with pass through or are located on adjoining private land; and that the parcels described hereon lie within Flood Zones "X" (area of 500 year flood) and "X" (outside 500 year flood) according to the **Federal Emergency** Management Agency's Flood Insurance Rate Map 390180 0260G, effective date August 2, 1995. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM.

By: Joseph P. Myers Date: 3-21-96

STATE OF OHIO (Seal) JOSEPH P. MYERS 7361 REGISTERED PROFESSIONAL SURVEYOR

Lawyers Title Insurance Corporation
Commitment for Title Insurance Case No. 91404 201
Effective Date of Commitment January 25, 1996
Schedule B - Section II - Exceptions

Item 11) Easement to the City of Whitehall, Ohio, of record in Deed Volume 2936, Page 98; Plotted.

Surveyor's Certification

To: SAGI Realty, LLC
Lawyers Title Insurance Corporation
National City Bank, Columbus

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, 7(a), 8, 9, 10 & 11 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted on the date of this certification) of an Urban Survey.

Joseph P. Myers
Joseph P. Myers, P.S. 7361
Date: February 12, 1996

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearing is the south line of Lot 203 Lowrie Bros. East Broad Street Acre Allotment as North 85 degrees 56 minutes 30 seconds West as shown in Deed Book 2944, Page 482.

STATE OF OHIO JOSEPH P. MYERS 7361 REGISTERED PROFESSIONAL SURVEYOR

Myers Surveying COMPANY
2740 East Main Street
Bexley, Ohio 43209-2577
(614) - 235 - 8677

23-02/01/96