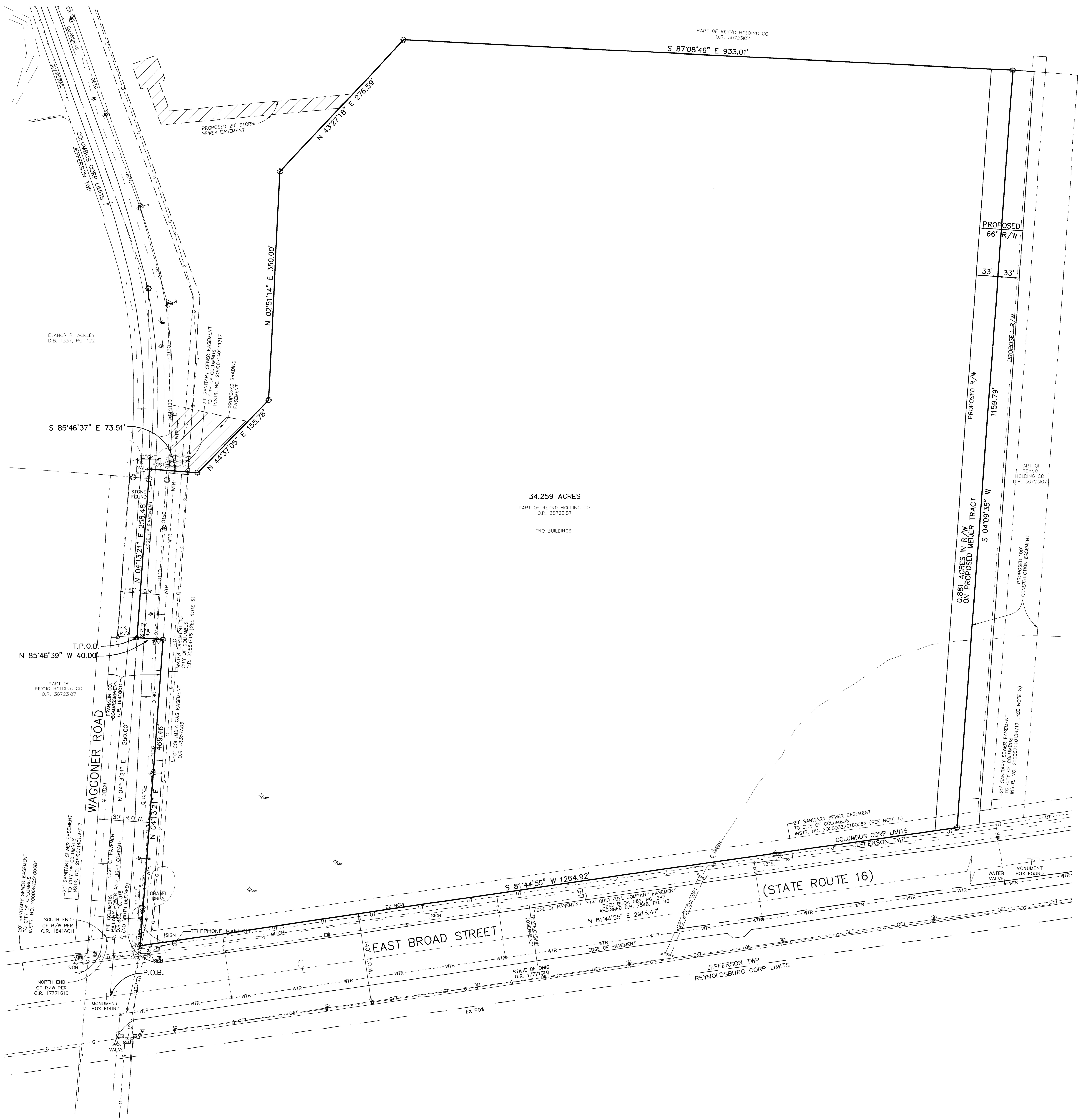
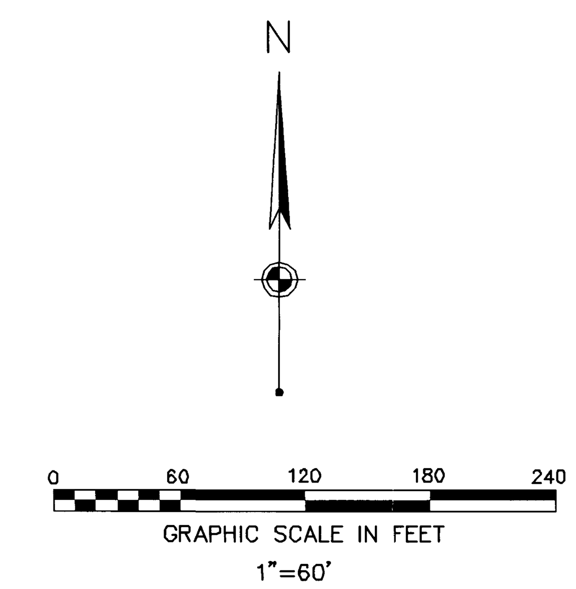
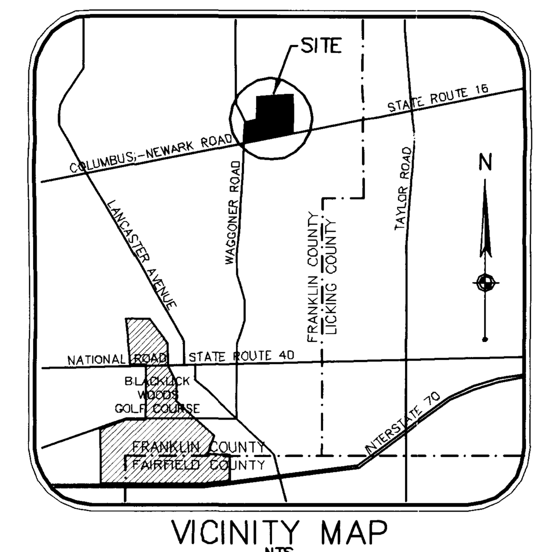
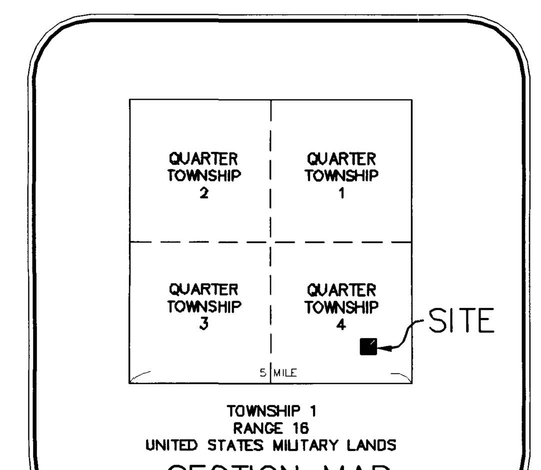






VICINITY MAP
NTS



SECTION MAP
NTS

LEGEND

DESCRIPTION	SYMBOL
TELEPHONE LINE MARKER	
GAS UTILITY MARKER	
STORM MANHOLE	
SANITARY MANHOLE	
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
UTILITY/GUY POLE	
TELEPHONE AND POWER POLE	
TELEPHONE, POWER, AND CABLE POLE	
TRAFFIC SIGNAL POLE	
TRAFFIC SIGNAL CONTROL BOX	
GUY WIRE	
SET PK NAIL	
SET IRON PIN	
FOUND HIGHWAY MONUMENT	
FOUND RAILROAD SPIKE	
POST	
SIGN	
MONITOR WELL	MW
WATER LINE	— — — — — — WTR —
GAS LINE	— — — — — — G —
ELECTRIC, OVERHEAD	— — — — — — OE —
TELEPHONE, OVERHEAD	— — — — — — OT —
CABLE TV	— — — — — — OC —
GAS LINE	— — — — — — G —
GUARDRAIL	
WATER BODY/DITCH	

LEGAL DESCRIPTION:

Situate in Quarter Township 4, Township 1, Range 16 of the United States Military Lands, City of Columbus, County of Franklin, State of Ohio, and being part of a tract of land conveyed to Reyno Holding Co. as recorded in Official Record 30723107 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Franklin County Recorders Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at a monument box (found) in the centerline intersection of East Broad Street (State Route 16) and Waggoner Road;

thence along the centerline of said Waggoner Road, North four degrees thirteen minutes twenty-one seconds East (N04°13'21"E) for five hundred fifty and 00/100 feet (550.00') to a P.K. nail (set) at the TRUE POINT OF BEGINNING of the herein described tract of land;

thence continuing along the centerline of said Waggoner Road, North four degrees thirteen minutes twenty-one seconds East (N04°13'21"E) for two hundred fifty-eight and 48/100 feet (258.48') in part along the east line of a tract of land conveyed to Elanor R. Ackley as recorded in Deed Book 1337, Page 122 to a P.K. nail (set);

thence departing said centerline and said Ackley land on a new division line over said Reyno Holding Co. land for the following six (6) courses:

1. South eighty-five degrees forty-six minutes thirty-seven seconds East (S85°46'37"E) for seventy-three and 51/100 feet (73.51') to an iron pin (set);

2. North forty-four degrees thirty-seven minutes five seconds East (N44°37'05"E) for one hundred fifty-five and 78/100 feet (155.78') to an iron pin (set);

3. North two degrees fifty-one minutes fourteen seconds East (N02°51'14"E) for three hundred fifty and 00/100 feet (350.00') to an iron pin (set);

4. North forty-three degrees twenty-seven minutes eighteen seconds East (N43°27'18"E) for two hundred seventy-six and 59/100 feet (276.59') to an iron pin (set);

5. South eighty-seven degrees eight minutes forty-six seconds East (S87°08'46"E) for nine hundred thirty-three and 01/100 feet (933.01') to an iron pin (set);

6. South four degrees nine minutes thirty-five seconds West (S04°09'35"W) for one thousand one hundred fifty-nine and 79/100 feet (1159.79') to an iron pin (set) in the north right-of-way line of said East Broad Street as established in Official Record 17771G10;

thence along the north right-of-way line of said Broad Street, South eighty-one degrees forty-four minutes fifty-five seconds West (S81°44'55"W) for one thousand two hundred sixty-four and 92/100 feet (1264.92') to an iron pin (set) in the east right-of-way line of Waggoner Road as established in Official Record 16418C11;

thence along the east right-of-way line of said Waggoner Road, North four degrees thirteen minutes twenty-one seconds East (N04°13'21"E) for four hundred sixty-nine and 46/100 feet (469.46') to an iron pin (set) at the northeast corner of said Waggoner Road right-of-way;

thence along the north line of said Waggoner Road right-of-way, North eighty-five degrees forty-six minutes thirty-nine seconds West (N85°46'39"W) for forty and 00/100 feet (40.00') to the TRUE POINT OF BEGINNING, containing thirty-four and 259/1000 (34.259) acres, more or less.

NOTES:

1. BASIS OF BEARINGS
   Bearings are based upon a 1990 centerline survey plat for State Route 16 showing the centerline of State Route 16 east of Waggoner Road as being N81°44'55"E, on record in Book 73, Page 109 of the Franklin County Recorder's Office.

2. The easements noted hereon are as disclosed in Lawyers Title Insurance Corporation Commitment No. 9911009-LT with an effective date of November 9, 1999 at 7:00 A.M. and endorsement number 1. The parcel is further subject to covenants, conditions, restrictions, and reservations contained in the title policy issued pursuant to the above referenced title commitment (if any).

3. The underground utilities hereon are shown to the best of our knowledge and belief based upon actual field location of surface structures, markings on the ground by various utility companies and/or of record.

4. The waterline easement and sanitary sewer easements as shown on the premises granted to the City of Columbus are exclusive to all except to the Grantor and any previously granted rights of record.

5. The surveyed parcel is subject to the rights of the public in and to Waggoner Road and Broad Street.

6. The following easements do not directly affect the surveyed parcel:
   a. Columbus and Southern Ohio Electric Company recorded in D. B. 1586, Pg. 91.
   b. Columbia Gas of Ohio recorded in O.R. 2184G11.
   c. Ohio Bell Telephone Company recorded in O.R. 14977I16.
   d. City of Columbus recorded in O.R.22133C19.
   e. City of Columbus recorded in O.R. 34809G14.
   f. Columbus Southern Power Company recorded in Instrument No. 199803120057828.
   g. Columbus Southern Power Company recorded in O.R. 16767E05.
   h. Ohio Fuel Company recorded in D.B. 982, Pg. 287 and assigned in D.B. 2548, Pg. 90.
   i. Ohio Fuel Company recorded in Misc. Volume 12, Pg. 483 and assigned in Deed Book 2548, Page 90.
   j. The sanitary sewer easement recorded in Instrument No. 2000 05220100083.
   k. The sanitary sewer easement recorded in Instrument No. 2000 05220100084.

7. Sanitary Sewer is currently under construction on the surveyed parcel.

8. The sanitary sewer easement recorded in Instrument Number 2000 07140139717 includes three easement areas. One of these areas is in part over the surveyed parcel. It is along Waggoner Road.

CERTIFICATE:

To Meijer Stores Limited Partnership, a Michigan Limited Partnership, Lawyer's Title Insurance Corporation and Central City Title Agency, LTD.

The subject property lies within flood zone "X" (areas determined to be outside of 500 year floodplain) as determined by scaling parcel location on Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 39049C0281G, with an effective date of August 2, 1995.

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 by the American Land Title Association and American Congress on Surveying and Mapping and NSPS in 1997, and includes Items 1-4, 6, 8, 10, 11, 13 and 15 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 an Urban Survey.

WOODPERT LLP

Paul F. MacCallum (signature) 8/22/2000
Paul F. MacCallum — Date
Ohio Professional Surveyor #7561

STATE OF OHIO — PAUL F. MACCALLUM — 7561 — REGISTERED — PROFESSIONAL SURVEYOR

0-40-F SPLIT 34.259 A. out of (515) 222044

NO.	DATE	REVISIONS
1	8/22/00	REVIEW COMMENTS

ALTA/ACSM LAND TITLE SURVEY
FOR
MEIJER STORES LIMITED PARTNERSHIP
CONTAINING 34.259 ACRES

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
937.461.5660
FAX: 937.461.0743

DES MAC CONTRACT
DRT PKG NO. 57353
CKD MAC DATE 8/21/00
SHEET 1 OF 1

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