



SURVEY OF ACREAGE PARCEL
LOCATED IN HALF SECTION 28, SECTION 17, TOWNSHIP 12, RANGE 21,

REFUGEE LANDS

CITY OF WHITEHALL, FRANKLIN COUNTY, OHIO

LOCATION MAP
NO SCALE

EAST MAIN STREET (U. S. ROUTE 40)

COLLINGWOOD AVENUE



UTILITY SERVICES

Gas Service:
 Columbia Gas of Ohio, Inc.
 920 West Shoreline Boulevard
 Columbus, Ohio 43215
 (614) 460-2793

Electric Service:
 Columbus Southern Power
 215 N. Front Street
 Columbus, Ohio 43215
 (614) 464-7700

Telephone Service:
 Ohio Bell Telephone Co.
 150 East Gay Street
 Columbus, Ohio 43215
 (614) 223-4911

Water, Storm Sewer & Sanitary Sewer:
 City of Whitehall
 360 Yearling Road
 Whitehall, Ohio 43213
 (614) 237-8611

Field Location of Underground Utilities:
 1-800-362-7764

Situated in the State of Ohio, County of Franklin, City of Whitehall, being located in Half Section 28, Section 17, Township 12, Range 21, Refugee Lands and being part of the 9.618 acre tract conveyed to Kinco of Ohio, Inc. by deed of record in Official Record 1713818, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin set in the southerly right-of-way line of East Main Street (U.S. Route 40), that is located South 87° 44' 00" East, 45.00 feet from an iron pin found at the northwesterly corner of said Kinco of Ohio, Inc. 9.618 acre tract, the northeasterly corner of the 6.07 acre tract conveyed to E.E.-J. Co., by deed of record in Official Record 14547316;

thence South 87° 44' 00" East, along said right-of-way line of East Main Street (being 40 feet southerly, as measured at right angles and parallel with the centerline of East Main Street), a distance of 160.00 feet to an iron pin set;

thence South 4° 11' 00" West, a distance of 250.00 feet to an iron pin set;

thence North 87° 44' 00" West, a distance of 160.00 feet to an iron pin set;

thence North 4° 11' 00" East (being parallel with the westerly line of the Kinco of Ohio, Inc. 9.618 acre tract), a distance of 250.00 feet to the place of beginning, containing 0.918 acre (39,978 Sq.Ft.), more or less.

DRIVE EASEMENT

Situated in the State of Ohio, County of Franklin, City of Whitehall, being located in Half Section 28, Section 17, Township 12, Range 21, Refugee Lands and being part of the 9.618 acre tract conveyed to Kinco of Ohio, Inc. by deed of record in Official Record 1713818, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin set in the southerly right-of-way line of East Main Street (U.S. Route 40), at the northwesterly corner of the Kinco of Ohio, Inc. 9.618 acre tract, the northeasterly corner of the 6.07 acre tract conveyed to E.E.-J. Co., by deed of record in Official Record 14547316;

thence South 87° 44' 00" East, along said right-of-way line of East Main Street (being 40 feet southerly, as measured at right angles and parallel with the centerline of East Main Street), a distance of 45.00 feet to an iron pin set;

thence South 4° 11' 00" West, a distance of 250.00 feet to an iron pin;

thence South 87° 44' 00" East, a distance of 160.00 feet to an iron pin;

thence North 4° 11' 00" East, a distance of 250.00 feet to the an iron pin in the southerly right-of-way line of East Main Street;

thence South 87° 44' 00" East, along said right-of-way line of East Main Street, a distance of 153.00 feet to a point;

thence South 5° 50' 49" West, a distance of 275.39 feet to a point;

thence North 87° 44' 00" West, a distance of 350.00 feet to a point in the easterly line of the E.E.-J. Co. 6.07 acre tract;

thence North 4° 11' 00" East, along said easterly line of the E.E.-J. Co. 6.07 acre tract, a distance of 275.01 feet to the point of beginning.

Surveyed & Plotted
By
EVANS, MECHWART, HAMBLETON, & TILTON INC.
 CONSULTING ENGINEERS AND SURVEYORS
 170 MILL STREET
 GAHANNA, OHIO 43230
 614/471-5150

We hereby certify to AUTOCONE, INC. and TILE PIEST AGENCY, INC., that this plot and the survey on which it is based were made by me in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988 and meets the requirements of a Class "A" survey as defined therein.

Scale 1" = 20'
 6, 1992
 GRAPHIC SCALE 1" = 20'

= Drive Easement
 = Path Easement

NOTES:

The bearings shown herein are based on the same meridian as the deed of record in used Book 1304, Page 294.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (Revised January 16, 1987), the property surveyed and shown herein lies within Zone A1 (Areas of 100 Year Flood); Community Panel No. 390186 0002 C, Panel 2 of 2.

Current Zoning Classification is - Industrial.

Easement granted to Columbus Southern Ohio Electric Co. of record in D. B. 1761, Pg. 380 does not apply to subject tract.

Easement for Right-of-Way of record in D.B. 1836, Pg. 433 does not apply to subject tract.

Easement granted to Columbus Southern Ohio Electric Co. of record in D. B. 1878, Pg. 290 does not apply to subject tract.

Easement granted to Columbus Southern Ohio Electric Co. of record in D. B. 2084, Pg. 107 does not apply to subject tract.

Easement granted to Columbus Southern Ohio Electric Co. of record in D. B. 2697, Pg. 318 does not apply to subject tract.

Temporary Easement granted to the City of Whitehall of record in D. B. 2874, Pg. 155, has expired.

Easement granted to The Ohio Fuel Gas Company of record in D.B. 1799, Pg. 57, and assigned to Columbia Gas of Ohio in D. d. 2548, Pg. 90, does not apply to subject tract.