

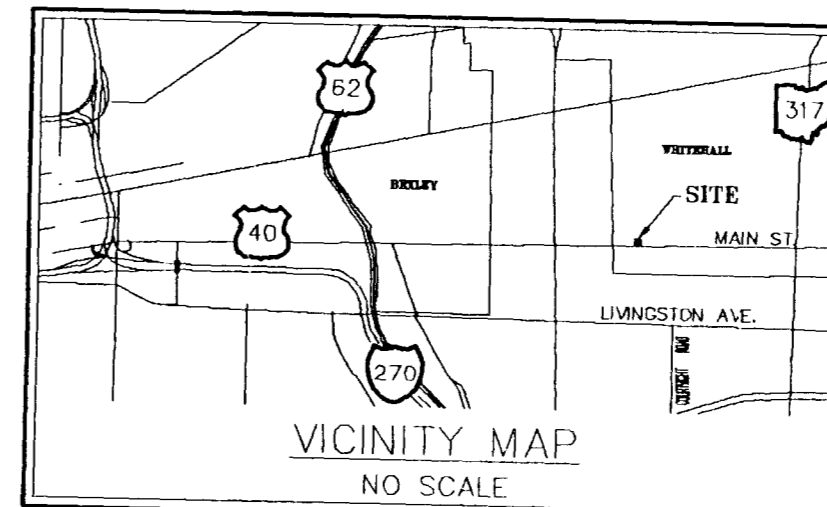
UTILITY WARNING

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. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

O.U.P.S. Reference Number 616 JJO 65

BENCHMARKS:

#1) Railroad Spike Set in the west side of a 10" Deciduous Tree as located below at Elevation 782.93



LEGEND

f	= Flag Pole	---+---	= Fence
⊗	= Power Tele. Pole	~	= Flowarrow
⊕	= Telephone Pole	-	= Sign
⊙	= Signal Pole	⊠	= Mail Box
↓	= Guy Wire	—W—	= Water Line
⊙	= Light pole	—G—	= Gas Line
⊙	= Water Valve	—STM—	= Storm Line
⊙	= Gas Valve	—SAN—	= Sanitary Line
⊠	= Electric Transformer	—UGE—	= Underground Electric
⊠	= Telephone Pedestal	—OHE—	= Overhead Electric
⊙	= Sprinkler	—UGT—	= Underground Telephone
⊙	= Fire Hydrant	—T—	= Overhead Telephone
⊠	= Cable Pedestal	—CATV—	= Cable TV.
⊙	= Shrub	—	= Centerline
⊙	= Coniferous Tree	—R/W—	= Right of Way Line
⊙	= Deciduous Tree	▲	= R.R. Spk. Fnd.
(I.P. Set are 3/4" O.D. Iron Pin 30" long w/cap inscribed CEA.)		△	= RR Spk. Set
		●	= I.P. Fnd.
		○	= I.P. Set

1.228 Acres

Situated in the State of Ohio, County of Franklin, City of Whitehall, Northeast Quarter Section 17, Township 12, Range 21, Refugee Lands, and being all of a certain tract of land as conveyed to Burwell's, Inc. of record in Deed Book 3118, page 510 (all deed references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at a point in the centerline of East Main Street at the southeasterly corner of the herein described tract at the southwesterly corner of an original 10.00 acre tract as conveyed to Burwell Nurseries Company of record in Deed Book 3118, page 510 said point being North 87°00'00" West, a distance of 1166.25 feet from the centerline of Yearling Road at its intersection with Main Street;

Thence North 87°00'00" West with the centerline of said Main Street, a distance of 161.54 feet to southeasterly corner of a 1.547-acre tract as conveyed to the Ohio State Nurses Association of record in Deed Book 2355, page 59;

Thence North 05°13'56" East with the easterly line of said 2.335-acre tract passing an iron pin found at a distance of 40.00 feet a total distance of 333.97 feet to an iron pin set at the northeasterly corner of said 1.547-acre tract and the southerly line of Valerio Heights No. 2 as the same is shown of record in Plat Book 38, page 109;

Thence South 85°05'22" East with said southerly line, a distance of 161.42 feet to an iron pin found at the southeasterly corner of said Valerio Heights No. 2 and the westerly line of said original 10.00-acre tract;

Thence South 05°13'56" West with said westerly line passing an iron pin found at a distance of 288.56 feet a total distance of 328.59 feet to the point of beginning and containing 1.228 acres of land more or less.

This description was prepared by Civil Engineering Associates, Inc., Columbus, Ohio from an actual field survey and existing records the basis of bearing is North 87°00'00" West for the centerline of Main Street and all other bearings calculated from this meridian.

Subject parcel is in Flood Zone "A" (area of 100 year flood) and Flood Zone "C" (areas of minimal flooding) per F.E.M.A. Map No. 390180 C002C.

Item #3 easement of record in Deed Book 1698, Page 282 does not apply to subject parcel

Item #4 easement of record in Deed Book 1409, Page 446 cannot be located from the description provided. This survey has been coordinated with Title Commitment No. 94060294 GLI by Chicago Title Insurance Company effective date June 21, 1994.



JEFFREY A. MILLER
P.S.#7211

7-19-94
DATE

CIVIL ENGINEERING ASSOCIATES

CEA

PROPOSED NAPA SITE
WHITEHALL OHIO

ALTA/ACSM LAND TITLE SURVEY

Scale: 1" = 20'

Date: 6-24-94

Revisions:

CEA - TP444M

1 OF 1