

Vicinity Map

September 8, 1994

100' 75' 50' 25' 0' 50' 100'

Scale 1" = 50'



REVISIONS:			
1	4-02-96	Update	JN
2	8-16-96	Certification	MB
No.	Date	Description	By

E. MAIN ST. (U.S. RT. 40)

Survey of a 3.839 Acre tract located in
Half Section 21, Section 14, Township 12, Range 21,
Refugee Lands, City of Columbus, Franklin County, Ohio, for...

Plaza Properties Mortgage Limited Partnership
and / or
NationsBanc Mortgage Capital Corporation
and / or
Lawyers Title Insurance Corporation
and / or
Bank One Columbus, N.A.

Legal Description:

3.839 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Half Section 21, Section 14, Township 12, Range 21, Refugee Lands and being 3.839 Acres out of that 7.459 Acre tract conveyed to Bernard R. Ruben by deed of record in Official Record 2020 H-01, all references being to those of the Office of Recorder, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Commencing at the centerline intersection of East Main Street (U.S. Route 40) and McNaughten Road (County Road 154) and at station 86 + 28.78 of the centerline survey of U.S. Route 40 (Ohio Department of Transportation, FRA 270-32-00N) and on the half section line between Half Sections 21 and 22;

thence with the centerline of East Main Street, South 89 degrees 35 minutes 57 seconds East, 156.17 feet to the northeasterly corner of the 1.538 Acre tract conveyed to the City of Columbus by Deed Book 2851, Page 617;

thence with the easterly line of said 1.538 Acre tract, South 70 degrees 10 minutes 37 seconds West, 60.00 feet to an iron pin set at THE TRUE POINT OF BEGINNING of the herein described tract;

thence with the westerly line of the Schottenstein Trustees tracts (Official Record 5252 E-12 thru 17), South 03 degrees 10 minutes 17 seconds West, 671.77 feet to an iron pin set at the northeasterly corner of the 3.821 Acre tract conveyed to Bernard R. Ruben by Official Record 5052-4-64;

thence with the northerly line of said 3.821 Acre tract, North 54 degrees 17 minutes 44 seconds West, 314.90 feet to a P.K. nail set in the easterly line of McNaughten Road and the easterly line of said City of Columbus 1.538 Acre tract;

thence with the easterly line of McNaughten Road and said 1.538 Acre tract, North 70 degrees 10 minutes 37 seconds East, 443.49 feet to an iron pin found at the southwest corner of the 6.965 Acre tract conveyed to Shell Oil Company by Deed Book 2857, Page 461;

thence with the westerly line of said 6.965 Acre tract, South 79 degrees 37 minutes 03 seconds East, 200.00 feet to an iron pin set;

thence with the easterly line of said 6.965 Acre tract, North 75 degrees 11 minutes 04 seconds East, 270.00 feet to an iron pin found in the southerly line of East Main Street and the southerly line of said City of Columbus 1.538 Acre tract;

thence with the southerly line of East Main Street, South 89 degrees 35 minutes 57 seconds East, 156.17 feet to the place of beginning and CONTAINING 3.839 ACRES.

Iron pins set are 1/2" x 1 1/2" with orange plastic caps inscribed "P.K. #6792". The base of bearings for the foregoing description is the easterly line of McNaughten Road held on North 75 degrees 11 minutes 04 seconds East as per Official Record 2020 H-01.

Legend

D.B.	= Deed Book
O.R.V.	= Official Records Volume
I.P.	= Iron Pin
RR Spk	= Railroad Spike
DL	= Centerline
R/W	= Right-of-way
LA/R/W	= Limited Access Right-of-way
L.A.	= Landscape Area
M.H.	= Manhole
C.B.	= Catch Basin
F.H.	= Fire Hydrant
P.P.	= Power Pole
L.P.	= Light Pole
E	= Electric
E.W.	= Underground Electric
E.M.	= Electric Meter
E.T.	= Electric Transformer
C.C.E.	= Columbus & Southern Ohio Electric Company
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
CA TV	= Cable Television
R.P.	= Record Pin
San.	= Sanitary Sewer
Stm.	= Storm Sewer
Comp.	= Combination Sewer
B.T.	= Blacktop
C.	= Concrete walk
C.S.	= concrete stoop/steps
C.C.	= cleanout

Easements:

Lawyers Title Insurance Corporation
Commitment No. 92132-201; dated March 6, 1996 at 7:00 A.M.
SCHEDULE B - Section 2

ITEM 10 Easements to The Ohio Bell Telephone Company of record in Official Record 3868 D-6; PLOTTED.

ITEM 11 Easement of right-of-way to Columbia Gas of Ohio, Inc. of record in Official Record 5187 F-03; PLOTTED.

NOTES:

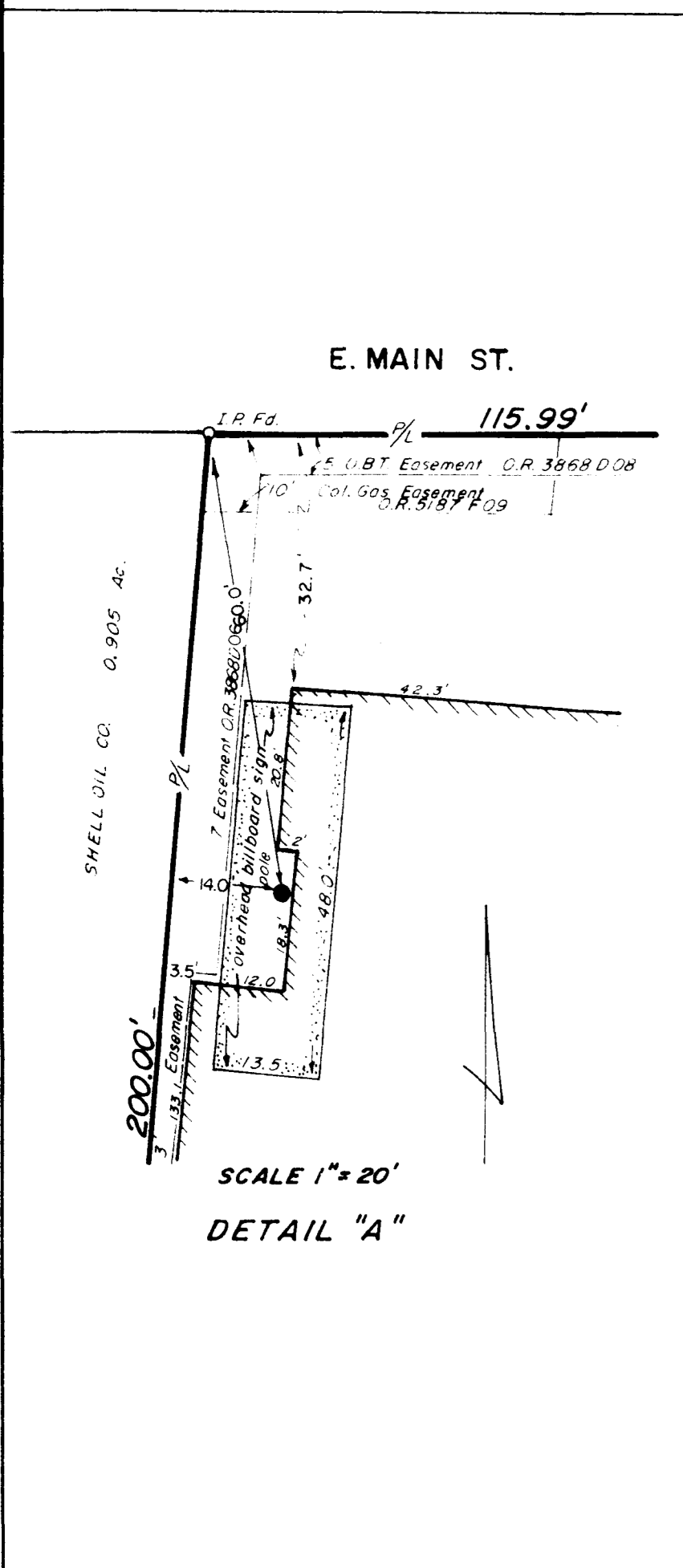
- 1) (R) represents number of marked parking spaces.
There are 209 total spaces (including 3 handicap spaces).
- 2) Subject tract currently zoned "C-4" (General Commercial)
City of Columbus Zoning info.: (614) 645-7314.

PROPERTY NO. 230
McNAUGHTEN CENTRE

Myers Surveying
INCORPORATED

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

mo# 74-08-25-94 74082594.S70 T 639c-A X - 648-A



E. MAIN ST.

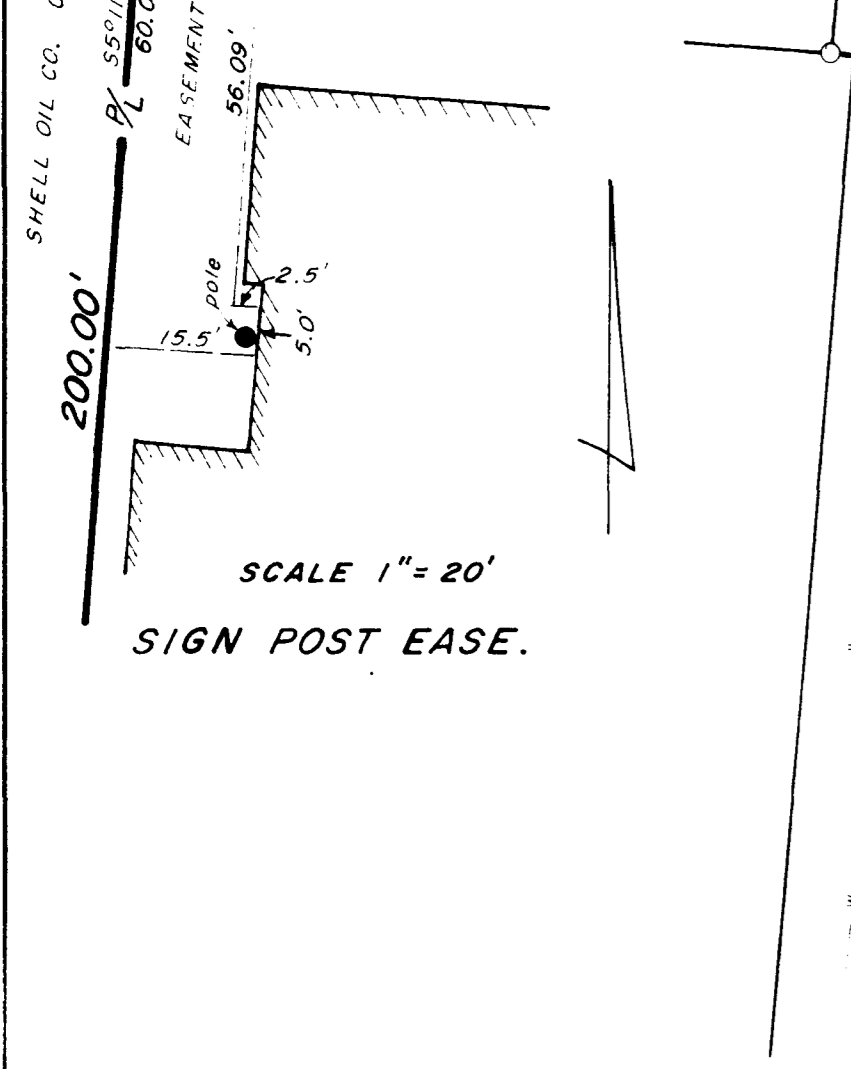
115.99'

13.04'

N 89° 35' 57" W

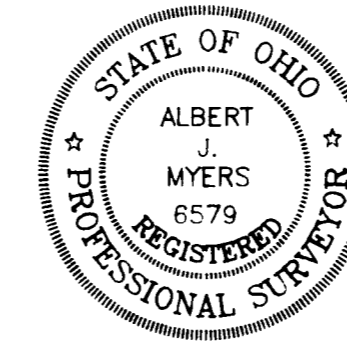
SCALE 1" = 20'

SIGN POST EASE.



SURVEYOR'S CERTIFICATE
I, Albert Myers, do hereby certify that Bank One Columbus, N.A. and NationsBanc Mortgage Capital Corporation, its successors and/or assigns, Plaza Properties Mortgage Limited Partnership and Lawyers Title Insurance Corporation that the survey for this plat was made on the ground under my supervision from a recorded description in deed of record in Official Record Volume 2020, Page H-01, Recorder's Office, Franklin County, Ohio and that the angular and linear measurements and all other matters shown hereon are correct. I further certify that this survey was made under my supervision on April 1, 1996 correctly shows the total area of the property in acres and in square feet; the dimensions and location of improvements, walkways, paved areas and parking areas; the relation of buildings and other structures to the property lines of the land indicated hereon; the location of visible and recorded easements and other matters of record affecting the subject property. I further certify that there are no encroachments of adjoining buildings or structures onto said land nor overlap of buildings or structures from said land other than as shown; that ingress and egress to the subject property are provided by East Main Street and McNaughten Road, as shown on the survey, the same being paved, dedicated public rights of way; applicable minimum set back provisions and covenants and restriction of record and provided to the undersigned; that there are no visible structures for drainage located upon the subject tract and serving adjoining properties; and that the property is in flood zone "X" (as shown on F.I.R.M. Map No. 196170 02790 of 387, as dated August 2, 1993) Zone "X" is an area of minimal flood probability; this survey is made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established by ALTA and ACSM in 1992 and meets the accuracy and requirements of an Urban Survey, as defined therein, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located.

Albert Myers
Professional Surveyor No. 6072
4-16-96
Date



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 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.