



**BASIS OF BEARINGS**  
 The bearings shown hereon are based on the bearing of N 89°54'42" W, for the northerly line of SPRING GROVE EXTENSION, SECTION TWO, as delineated on the plat of record in Plat Book 50, Page 112, records of the Recorder's Office, Franklin County, Ohio.

**LEGEND**  
 MON - Concrete Monument  
 IPF - Iron Pin Found  
 RRS Fd - Railroad Spike Found  
 (P) - As per the plans of SUNBURY ROAD RELOCATION, on file at the Franklin County Engineer's Office

**NOTE:** All references to the centerline of Sunbury Road shown hereon, are based upon the information delineated upon the Improvement Plans of Sunbury Road, Section "E" Part, County Road No. 8, approved October 18, 1957, on file at the Franklin County Engineer's Office

**SURVEY CERTIFICATION - CERTIFIED TO:**  
 Chicago Title Insurance Company, Central City Title Agency, Inc. Carl A. Boehm and Erna L. Sorrell (Sole) The Knobler Company and The City of Westerville (Buyer) and National City Bank, Columbus (Lender).  
 This survey conforms to the ALTA 1992 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by American Land Title Association and American Congress on Surveying and Mapping:  
 a. That in November, 1994 and May, 1995, R. D. Zande & Associates, Inc. did perform an actual field inspection and survey of the premises shown on the plat of survey dated May, 1995 and prepared by the surveyor;  
 b. That the information shown on the survey plat is true and correct as determined by the field inspection and survey as of the date thereof;  
 c. That the buildings erected on the premises lie wholly within the boundary of the premises and no part thereof encroaches thereon or overhangs any easements or rights of way on the land of others;  
 d. That the buildings are wholly within any planned building restriction lines listed in Schedule B-II of Central City Title Agency, Inc., Commitment Number CC1435, File Number 9505008-CCT;  
 e. That the improvements do not violate any use or other restrictions listed in Schedule B-II of Central City Title Agency, Inc., Commitment Number CC1435, File Number 9505008-CCT;  
 f. That no adjoining structure encroaches upon the premises or upon any easement appurtenant thereto;  
 g. The following parties appear to have some occupancy right to the premises by virtue of tenant signs or directories visible from the exterior of the building(s) - none listed;  
 h. That except as shown hereon, there are no visible evidence of rights of way, old highways or abandoned roads, lanes or driveways, drains, sewers or water pipes, telephone, telegraph or electric power poles, wires or lines, cable television transformers, lines and equipment, utility lines, springs, streams, rivers, ponds or lakes, cemeteries or family burying grounds located on, under, overhanging, crossing or running through the premises.

**NOTE:** The easements and restrictions shown on the attached plat are based on information listed in Schedule B - II, Commitment No. CC 1434, File No. 950 5008 - CCT prepared by Central City Title Agency, Inc. with an effective date of May 4, 1995.  
**NOTE:** The Blendon-Genoa Landowners Restrictive Association (Restriction Contract) of record in Deed Book 1584, Page 1, does apply to the subject 92.694 acre tract.  
**NOTE:** The easements shown in the following list of deed references are blanket easements the exact location and width are unknown:  
 D. B. 1001, Pg. 551 - The Columbus Railway, Power & Light Company (upon Sunbury Road and County Line Road)  
 D. B. 1873, Pg. 368 - Columbus and Southern Ohio Electric Company (along east road line of Spring Road)  
**NOTE:** The temporary easements to the City of Westerville, listed in deed reference O.R. 24348 D20 do apply to the subject 92.694 acre tract. These easements are to automatically expire upon the earlier of (i) July 1, 1995 or (ii) that date which is the first anniversary of the date of acceptance of the County Line Road Improvements Project.  
**NOTE:** The sign location leases to White Advertising International of record in the following list of lease references, do apply to the subject 92.694 acre tract. No visible evidence of signs exist on the said tract:  
 LRV 231, Pg. 221 - (along County Line Road, 0.5 miles west of Sunbury Road)  
 LRV 231, Pg. 222 - (along Sunbury Road, 300 feet south of County Line Road)

Being in  
**Quarter Township 1**  
**TOWNSHIP 2, RANGE 17**  
**UNITED STATES MILITARY LANDS**

City of Westerville, Franklin County, Ohio  
 SCALE: 1" = 200' DATE: May, 1995

Prepared By:  
**R. D. ZANDE & ASSOCIATES, INC.**  
 1237 Dublin Road Columbus, Ohio 43215  
 (614) 486-4383



R. D. ZANDE & ASSOCIATES, INC.  
 Steven E. Rader  
 Registered Surveyor 7191 6/16/95



Steven E. Rader  
 REGISTERED SURVEYOR NO. 7191