



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 plot 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

- 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 5006-CCT prepared by Central City Title Agency, Inc. with an effective date of May 4, 1995.
- NOTE:** The Blandon-Ganoa 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. 24346 020 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



Steven E. Rader
 REGISTERED SURVEYOR

NO. 7191