

C-53-1

LEGEND	
● IRON PIN FOUND	○ IRON PIN SET
■ R.R. SPIKE FOUND	□ R. R. SPIKE SET
✕ P.K. NAIL FOUND	⊠ P. K. NAIL SET
⊞ STONE FOUND	⊙ BREAK POINT
⊞ FENCE POST FND. & USED	▲ TREE

EASEMENTS AND CORRESPONDING SCHEDULE B ITEMS	
(1)	RESTRICTIONS OF RECORD INCLUDE A PLAT RESTRICTION RELEASING ALL RIGHTS OF DIRECT VEHICULAR ACCESS TO AND FROM THE SOUTHERN BOUNDARY OF TRACT.
(2)	BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON THE PLAT "PLANTATION LAKES, DEDICATION OF PETZINGER, LOWMES, AND PLANTATION ROADS", OF RECORD IN PB 46, PG 74-75, ARE PLOTTED HEREON.
(3)	EASEMENT TO UNIVERSITY DEVELOPMENT, LTD FOR WATER AND/OR SEWER SERVICE OF RECORD IN DEED BOOK 2742, PAGE 170 AFFECTS THE SUBJECT PARCEL AND IS PLOTTED HEREON.
(4)	EASEMENT TO THE OHIO FUEL GAS COMPANY OF RECORD IN DB 2530, PG 149, DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN HEREON.
(5)	ASSIGNMENT OF EASEMENT TO THE OHIO FUEL GAS COMPANY OF RECORD IN DB 2548, PG 90, AS PROVIDED IN THE TITLE COMMITMENT, THIS DOCUMENT APPEARS TO BE A PORTION OF THE COMPLETE RECORD, THIS DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN HEREON.
(6)	PARTIAL RELEASE OF EASEMENT FROM COLUMBIA GAS OF OHIO, INC., RECORDED IN DB 2850, PG 317 DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.
(7)	EASEMENTS TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DB 3376, PAGE 251 AFFECT THE SUBJECT PARCEL, BUT ARE NOT SHOWN HEREON DUE TO UNDEFINED LOCATION.
(8)	EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DB 3308, PAGE 378 AFFECTS THE SUBJECT PARCEL AND IS PLOTTED HEREON.
(9)	EASEMENT 15X-1 TO THE STATE OF OHIO OF RECORD IN JOURNAL ENTRY SETTLEMENT, CASE No. 216712, COURT OF COMMON PLEAS, FRANKLIN COUNTY, OHIO, IS PLOTTED HEREON.

DOCUMENTS PROVIDED BY TITLE COMMITMENT	
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. 9535F10-T	
PARTIAL INCOMPLETE COPY, PLAT BOOK 46, PAGE 75	
DEED BOOK 2742, PAGE 170	
DEED BOOK 2530, PAGE 149	
PARTIAL, INCOMPLETE COPY, DEED BOOK 2548, PAGE 90	
DEED BOOK 2850, PAGE 317	
DEED BOOK 3375, PAGE 251	
DEED BOOK 3308, PAGE 378	
RESOLUTION AND FINDING, CASE No. 216712, COURT OF COMMON PLEAS, FRANKLIN COUNTY, OHIO	

STATEMENT OF ENCROACHMENTS	
BASED ON OUR FIELD SURVEY, DATED 19 NOVEMBER, 1992, THERE WERE NO OBSERVABLE ENCROACHMENTS.	

**MISCELLANEOUS NOTES**

STREET AND RIGHT-OF-WAY PLANS ARE REFERENCED TO THE FOLLOWING:  
OHIO DEPARTMENT OF TRANSPORTATION, SHEET 8-11 OF 29, FRA-33-22-48  
PLANTATION LAKES, DEDICATION OF PETZINGER, LOWMES, AND PLANTATION ROADS, PB 46, PGS 74-75, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO

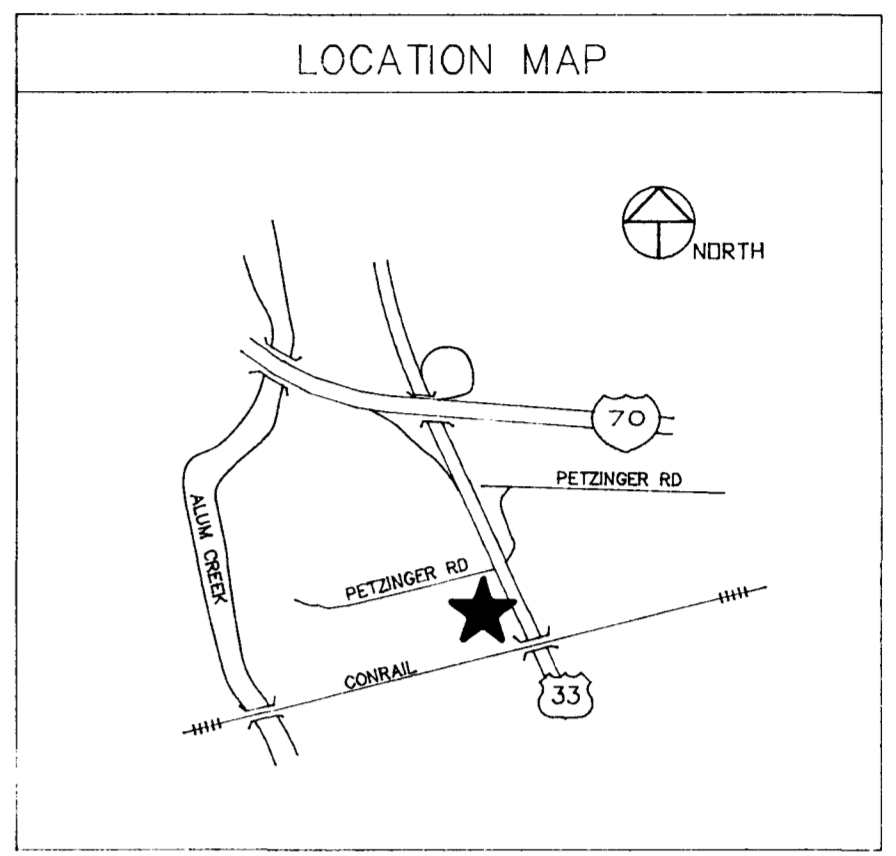
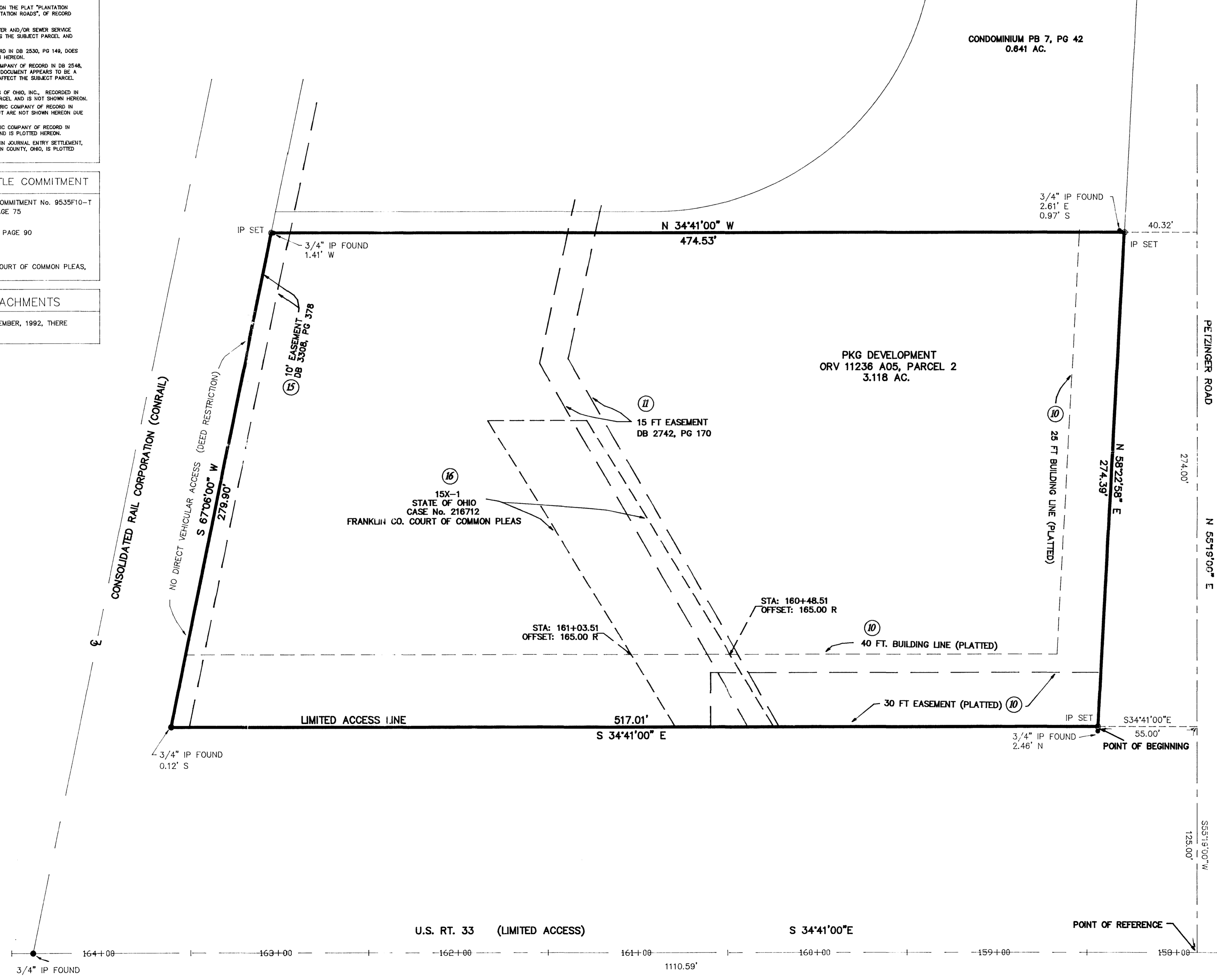
FLOOD PLAIN NOTE:  
BY GRAPHIC PLOTTING ONLY, THIS SITE APPEARS TO BE WITHIN ZONE C OF THE NIP FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 390170 0095 C, DATED JANUARY 16, 1987.

INFORMATION PROVIDED IS CONDENSED FROM ZONING CODE AND SUBJECT TO INTERPRETATION

LOCAL ZONING CODE  
ZONE C-4, COMMUNITY SCALE COMMERCIAL DEVELOPMENT  
(REFER TO SECTION 3355, CITY OF COLUMBUS, ZONING CODE)

SETBACKS: AS ESTABLISHED BY PLAT OR BY OTHER RESTRICTIONS  
AS OUTLINED IN SECTION 3355, COLUMBUS ZONING CODE

AREA REQUIRED: NONE LISTED  
HEIGHT RESTRICTIONS: REPEALED BY ORD 2450-85, CITY OF COLUMBUS  
BULK RESTRICTIONS: NONE LISTED  
PARKING RESTRICTIONS: RETAIL STORE- 1 PER 250 SF OF GROSS FLOOR AREA



Situated in the State of Ohio, County of Franklin, City of Columbus, located in half section 54, Township 12 North, Range 21 West, Refusee Land, and being a 3.118 acre tract as described in Parcel 2 in a deed to PKG Development of record in Official Records Volume 11236 A05 (all references being to records in the Recorder's Office, Franklin County, Ohio), said 3.118 acre tract being more particularly described as follows:

Beginning for REFERENCE at a point of intersection of the centerline of Petzinger Road and U.S. Route 33 (Limited Access):

Thence South 55°19'00\"

**SURVEYORS CERTIFICATION**

WE, HOCKADEN AND ASSOCIATES, INC., HEREBY CERTIFY TO CONVENIENT DEVELOPMENT CORPORATION, dba CONDELCOI AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS SURVEY TITLED "BOUNDARY AND LOCATION SURVEY" (a) WAS PREPARED FROM AN ACTUAL FIELD SURVEY IN JULY, 1991, JANUARY, 1997, AND REVISED ON NOVEMBER 19, 1992; (b) SUCH SURVEY WAS CONDUCTED UNDER THE DIRECTION OF A REGISTERED SURVEYOR; (c) ALL MONUMENTS FOUND AND SHOWN HEREON ACTUALLY EXISTED ON THE DATE OF THE SURVEY AND THE LOCATION AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (d) THE EASEMENT LIMITS AS DESCRIBED IN THE DOCUMENTS PROVIDED TO US IN SCHEDULE B, SECTION 2 OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 9535F10-T, ARE CORRECTLY SHOWN AND LABELED HEREON AND IN THE TABLE "EASEMENTS AND CORRESPONDING SCHEDULE B ITEMS"; (e) THAT THERE WERE NO OBSERVABLE ENCROACHMENTS ON TO THE PROPERTY OR OBSERVABLE PROJECTIONS THEREON ON THE DATE OF THE FIELD SURVEY AS DESCRIBED IN THE TABLE "STATEMENT OF ENCROACHMENTS"; (f) THAT OBSERVABLE IMPROVEMENTS ON THE PROPERTY, OBSERVABLE RIGHTS-OF-WAY EITHER BURDENING OR BENEFITTING THE PROPERTY ARE SHOWN HEREON; (g) THE PROPERTY HAS APPARENT ACCESS TO AND FROM A PUBLIC ROADWAY; (h) THE PROPERTY LIES WITHIN ZONE C, FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 390170 0095 C, DATED JANUARY 16, 1987; (i) THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR MORTGAGE LOCATION SURVEYS AS SET FORTH IN CHAPTER 4733-38 OF THE ADMINISTRATIVE CODE.

HOCKADEN AND ASSOCIATES, INC.  
Consulting Engineers

John L. Price, P.S. 7159

STATE OF OHIO  
JOHN L. PRICE  
7159  
REGISTERED PROFESSIONAL SURVEYOR

SURVYD BY: DRAWN BY	AREA SCALE	DATE: 11-11-92	1 OF 1 SHEET NO	ORDER NO: 39815
BOUNDARY AND LOCATION SURVEY		SR 33 AND PETZINGER ROAD		
SHEET DESCRIPTION		PROJECT LOCATION		
REVISION		VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE		
DATE	BY	HOCKADEN AND ASSOCIATES, INC. CONSULTING ENGINEERS 883 NORTH CASSADY AVENUE COLUMBUS, OHIO 43219 PHONE: (614) 252-0993 FAX: (614) 252-0444		