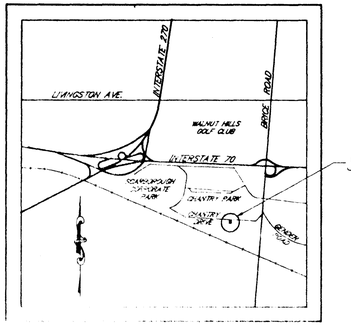
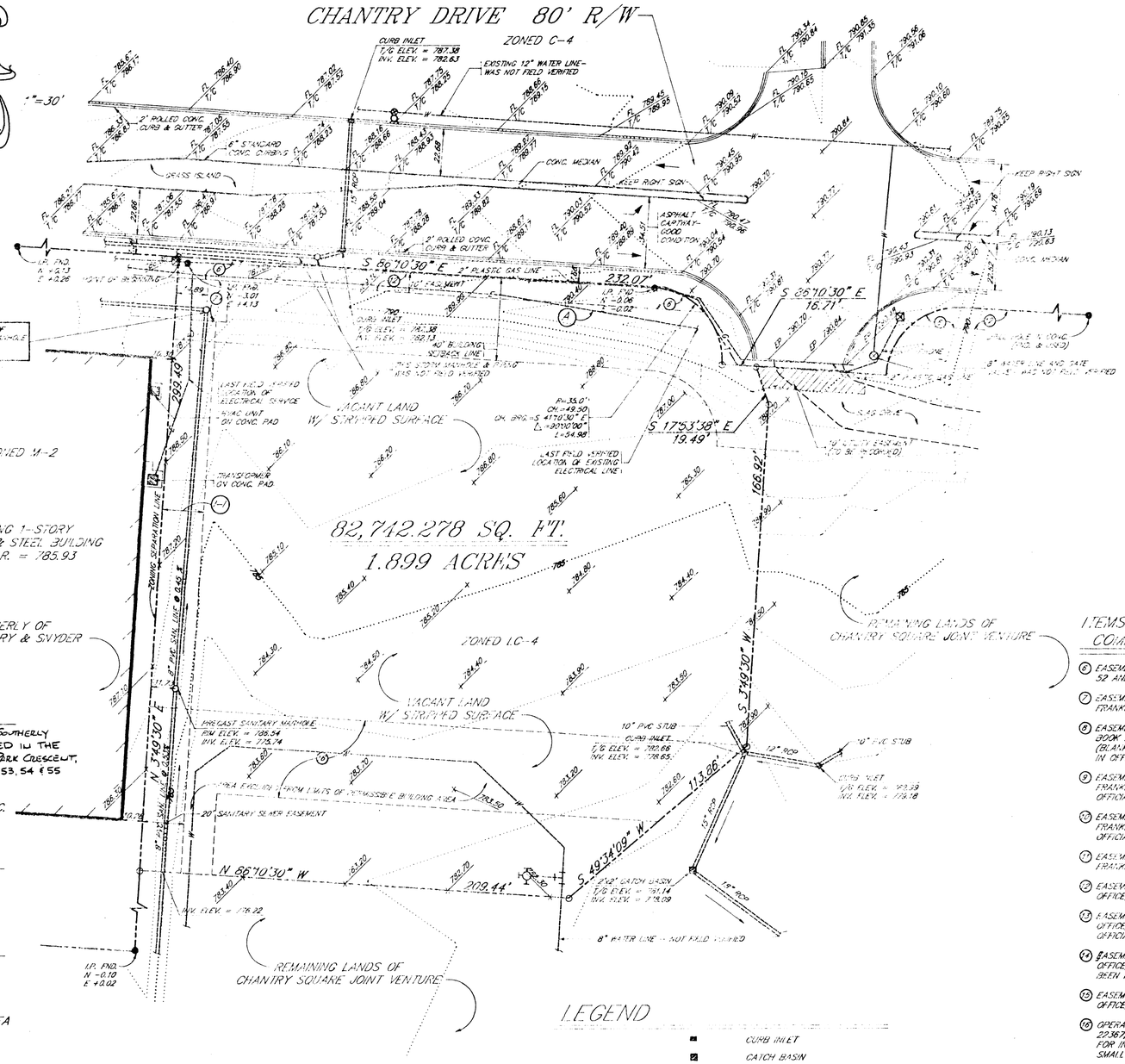


VICINITY SKETCH

SCALE: 1"=30'



SOUTHERN BELL TELEPHONE
500 E. GAY ST.
COLUMBUS, OHIO 43215
(614) 460-5000

COLUMBIA GAS
101 W. GAY ST.
COLUMBUS, OHIO 43215
(614) 460-4222

COLUMBUS SOUTHERN POWER COMPANY
215 W. GAY ST.
COLUMBUS, OHIO 43215
(614) 464-9100

COLUMBUS CITY UTILITY OFFICES
WATER (614) 645-8270
SEWERAGE (614) 645-8164
STORM (614) 645-8360

GENERAL NOTES:

- THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON WAS THE SOUTHERLY RIGHT OF WAY LINE OF CHANTRY DRIVE AT S 86°10'30"E AS DESIGNATED IN THE RECORDED PLAT OF DEDICATION OF SCARBOROUGH BLVD, CHANTRY DRIVE, PARK CRESCENT, ALSHIRE ROAD AND EASEMENTS AS RECORDED IN PLAT BOOK 46, PAGES 52, 53, 54 & 55
- THE [illegible] SHOWN HEREON [illegible] TO BE [illegible] 36-0092-10-X1263/8-10 WAS NOT [illegible] BY PENTAGON CONSULTING SERVICES, INC.

ENCROACHMENTS:

(4) UNDERGROUND ELECTRIC LINE ENCROACHES THE SOUTHERLY 10' EASEMENT LINE THAT RUNS PARALLEL TO CHANTRY DRIVE

ZONING NOTES:

- SUBJECT PROPERTY IS CURRENTLY ZONED LIMITED COMMERCIAL 4 (LC-4)
  1.) BUILDING SETBACK - 40'
  2.) PARKING RATIO - (1) SPACE PER 100 SQ. FT. OF BUILDING AREA
- THERE APPEARS TO BE NO SIDEYARD, REARYARD, HEIGHT OR DENSITY RESTRICTIONS FOR THIS CLASSIFICATION
- THE LIMITATION TEXT ATTACHED TO SUBJECT PROPERTY IS IN REGARDS TO OFF-SITE IMPROVEMENTS AND TRAFFIC SIGNALIZATION BETWEEN THE CITY OF COLUMBUS AND THE OWNER/DEVELOPER. THE CONDITIONS OF THIS AGREEMENT WERE MET BUT SAID LIMITATION IS STILL OF RECORD (CASE NO. 286-016).

FLOOD NOTE:

THIS PARCEL LIES WITHIN ZONE "C" OF FEMA'S FLOOD INSURANCE RATE MAP PANEL NO. 390170-0100 DATED JANUARY 16, 1987. ZONE "C" IS NOT CONSIDERED TO BE A SPECIAL FLOOD HAZARD AREA.

EASEMENTS OF RECORD NOT CONTAINED IN TITLE COMMITMENT

(H) 20' SEWER UTILITY LINE EASEMENT FROM DAYTON HUDSON CORPORATION TO THE CITY OF COLUMBUS AS RECORDED IN VOL. OR16625, PG. F01 IN THE FRANKLIN COUNTY RECORDER'S OFFICE. (PLOTTED)

LEGEND

	CURB INLET
	CATCH BASIN
	WATER VALVE
	MANHOLE
	PHONE PEDESTAL
	FIRE HYDRANT
T	EXISTING PHONE LINE
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
15" RCP	EXISTING SANITARY SEWER LINE
8" PVC SAN. LINE @ 0.53%	EXISTING STORM SEWER LINE

LEGAL DESCRIPTION

DESCRIPTION OF 1.899 ACRES OF LAND LOCATED ON THE SOUTHERLY SIDE OF CHANTRY DRIVE AND WEST OF BRICE ROAD, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN HALF SECTION 45, SECTION 26, TOWNSHIP 12, RANGE 21, REFUGEE LANDS, CONTAINING 1.899 ACRES OF LAND, MORE OR LESS, SAID 1.899 ACRES OF LAND BEING OUT OF THAT 50.917 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CHANTRY SQUARE JOINT VENTURE, OF RECORD IN OFFICIAL RECORD 03543.14, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 1.899 ACRES OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A SOUTHERLY RIGHT-OF-WAY LINE OF CHANTRY DRIVE, EIGHTY FEET IN WIDTH, AS SAID CHANTRY DRIVE IS DESIGNATED AND DELINEATED UPON THE RECORDED PLAT OF THE DEDICATION OF SCARBOROUGH BOULEVARD, CHANTRY DRIVE, PARK CRESCENT, ALSHIRE ROAD AND EASEMENTS, OF RECORD IN PLAT BOOK 46, PAGE 52, 53, 54 AND 55, SAID POINT BEING THE NORTHEASTERLY CORNER OF THAT 1.972 ACRE TRACT OF LAND DESIGNATED AS TRACT II AND DESCRIBED IN THE DEED TO SARA DAYTON, CAMINITI, CURRY AND SNYDER, OF RECORD IN OFFICIAL RECORD 03543.01, [illegible] OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID POINT ALSO BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED:

THENCE EASTWARDLY, WITH THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID CHANTRY DRIVE AND WITH THE NORTHERLY BOUNDARY OF SAID 50.917 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) S 86°10'30"E, A DISTANCE OF 232.07 FEET TO A POINT OF CURVATURE;
2) WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S 41°10'30"E, A CHORD DISTANCE OF 49.50 FEET TO A POINT;
3) S 86°10'30"E, A DISTANCE OF 16.71 FEET TO A POINT;
4) S 17°53'38"E, A DISTANCE OF 19.49 FEET TO A POINT;
5) S 3°49'30"W, A DISTANCE OF 166.92 FEET TO A POINT;
6) S 49°34'09"W, A DISTANCE OF 113.86 FEET TO A POINT;
7) N 86°10'30"W, A DISTANCE OF 209.44 FEET TO A POINT;
8) N 3°49'30"E, A DISTANCE OF 292.49 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 1.899 ACRES OF LAND, MORE OR LESS.

SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS, IF ANY, OF PREVIOUS RECORD.

ITEMS RELATING TO SCHEDULE B - SECTION 2
COMMITMENT NO. 36-0092-10-X1263/8-10

(6) EASEMENT AND RESERVATION OF RECORD PLAT BOOK 46, PAGE 52 (AT PAGES 52 AND 53), RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (PLOTTED)

(7) EASEMENT OF RECORD IN DEED BOOK 3546, PAGE 478, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (PLOTTED)

(8) EASEMENT OF RECORD IN DEED BOOK 967, PAGE 267 AND ASSIGNED IN DEED BOOK 2548, PAGE 90, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (BLANKET EASEMENT (UNPLOTTABLE.) THIS ITEM HAS BEEN RELEASED; RECORDED IN OFFICIAL RECORD 24369, PG. J11 .)

(9) EASEMENT OF RECORD IN DEED BOOK 3538, PAGE 352, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (THIS ITEM HAS BEEN RELEASED; RECORDED IN OFFICIAL RECORD 24369, PG. J15.)

(10) EASEMENT OF RECORD IN DEED BOOK 2449, PAGE 233, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (THIS ITEM HAS BEEN RELEASED; RECORDED IN OFFICIAL RECORD 24369, PG. J15.)

(11) EASEMENT OF RECORD IN DEED BOOK 3139, PAGE 696, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SUBJECT PROPERTY)

(12) EASEMENT OF RECORD IN OFFICIAL RECORDS VOLUME 14211, PAGE H02, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO (PLOTTED)

(13) EASEMENT OF RECORD IN OFFICIAL RECORDS VOLUME 18070, PAGE E03, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (THIS ITEM HAS BEEN RELEASED; RECORDED IN OFFICIAL RECORD 24369, PG. J15 .)

(14) EASEMENT OF RECORD IN OFFICIAL RECORDS VOLUME 17284, PAGE I12, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (BLANKET EASEMENT (UNPLOTTABLE) THIS ITEM HAS BEEN RELEASED; RECORDED IN OFFICIAL RECORD 24369, PG. J09.)

(15) EASEMENT OF RECORD IN OFFICIAL RECORDS VOLUME 17284, PAGE I15, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT EFFECT SUBJECT PROPERTY)

(16) OPERATION AND EASEMENT AGREEMENT OF RECORD IN OFFICIAL RECORDS VOLUME 22367, PAGE D15, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. BLANKET EASEMENTS FOR INGRESS, EGRESS, AND PARKING SUBJECT TO A PERMISSIBLE BUILDING AREA. A SMALL PORTION OF SUBJECT TRACT IS NOT PERMISSIBLE BUILDING AREA. (PLOTTED)

THIS TO CERTIFY TO LEAPS & BOUNDS, INC. AND CHICAGO TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND MEET THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY."

PENTAGON CONSULTING SERVICES, INC.

BY: Matthew A. Hart P.S. 12-9-93
MATTHEW A. HART, P.S.
PROFESSIONAL SURVEYOR NO. 7447

DRAWN BY:	BB
JOB NO.:	920224E
CAD FILE NO.:	CHANTRYLEGPLAT
DATE:	9-3-93
SCALE:	1"=30'
SHEET NO.:	1 OF 1

OUTLOT NO. 1
CHANTRY SQUARE SHOPPING CENTER

THE [illegible] SURVEY OF [illegible] SECTION 45 [illegible] CITY FRANKLIN COUNTY, OHIO

PENTAGON CONSULTING SERVICES, INC.
ENGINEERS/ARCHITECTS/SURVEYORS
6878 STRIMBU DRIVE, BROOKFIELD, OHIO 44403
PHONE: (216)448-8429 FAX: (216)448-7912