

**GENERAL NOTES:**

1. THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL.
2. THIS SURVEY DOES NOT REPRESENT ALL UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.
3. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE".

**BENCHMARKS:**

SOURCE BM - F.C. "HAMILTON", ALUMINUM PLUG IN CONCRETE MONUMENT, 0.35 MI. N. ALONG SR. 317 FROM THE JUNCTION WITH GROVEPORT RD., 532 FT. SW OF THE NW COR. OF THE S. BR. OF SR. 317 OVER THE C&O RR TRACKS, IN THE MEDIAN OF SR. 317, 54.0 FT. SE OF THE C/L OF THE SBOUND LANES OF SR. 317, 21.6 FT. NW OF THE C/L OF THE NBOUND LANES OF SR. 317, 1 IN. BELOW GROUND.

ELEV. (NAVD 83) = 770.241

**FLOOD NOTE:**

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 33046C0360 C, WITH AN EFFECTIVE DATE OF AUGUST, 2, 1995, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**UTILITY STATEMENT:**

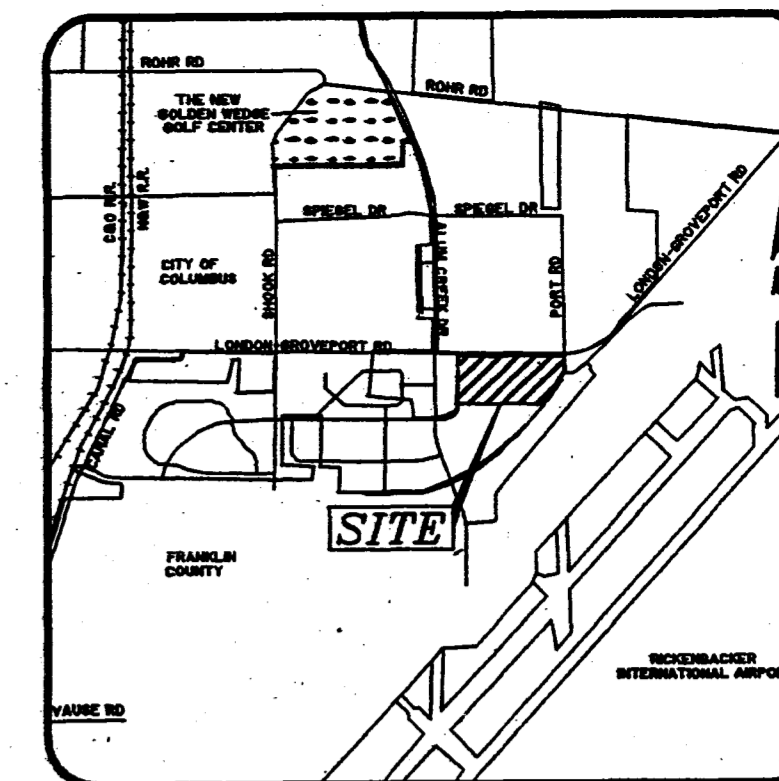
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**ZONING NOTE:**

THE SUBJECT PROPERTY IS CURRENTLY ZONED GENERAL INDUSTRIAL.

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF S 86°16'43" E BEING FRANKLIN COUNTY ENGINEER'S MONUMENTS #9929 AND #2269 AS DETERMINED BY FIELD MEASUREMENTS.



VICINITY MAP  
(NOT TO SCALE)

**DESCRIPTION**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, MADISON TOWNSHIP, BEING IN SECTION 6, TOWNSHIP 10, RANGE 21, CONGRESS LANDS, AND BEING PART OF PARCEL "C" AS CONVEYED TO RICKENBACKER PORT AUTHORITY BY DEED OF RECORD IN O.R. 4117 A01, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT FRANKLIN COUNTY MONUMENT 2271, MARKING THE CENTERLINE OF THE EASTERLY LANES OF ALUM CREEK DRIVE, SAID MONUMENT ALSO BEING IN THE CENTERLINE OF STATE ROUTE 317;

THENCE NORTH 86°16'43" EAST, A DISTANCE OF 533.00 FEET, ALONG THE NORTH LINE SAID SECTION NUMBER 6 AND THE CENTERLINE OF STATE ROUTE 317 TO A RAILROAD SPIKE AT THE POINT OF TRUE BEGINNING FOR HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 86°16'43" EAST, A DISTANCE OF 1784.31 FEET CONTINUING ALONG THE NORTH LINE OF SAID SECTION NUMBER 6 AND THE CENTERLINE OF STATE ROUTE 317 TO A P.K. NAIL;

THENCE SOUTH 03°43'17" WEST, A DISTANCE OF 50.00 FEET ACROSS SAID PARCEL "C" TO AN IRON PIN IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 317, AT A POINT OF CURVATURE IN THE WESTERLY RIGHT-OF-WAY LINE OF PORT ROAD (FORMERLY CURTIS LEMAY AVENUE) AS THE SAME IS SHOWN AND DELINEATED UPON THE "DEDICATION OF CURTIS LEMAY AVENUE, ALUM CREEK DRIVE AND WRIGHT BROTHERS AVENUE" PLAY OF RECORD IN PLAT BOOK 76, PAGE 46;

THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE WESTERLY RIGHT-OF-WAY LINE OF PORT ROAD:

1. THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°38'02" THE CHORD TO WHICH BEARS SOUTH 41°27'42" EAST, A CHORD DISTANCE OF 70.48 FEET TO AN IRON PIN AT A POINT OF TANGENCY;
2. THENCE SOUTH 03°21'19" WEST, A DISTANCE OF 134.97 FEET, TO AN IRON PIN AT A POINT OF CURVATURE;
3. THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 672.50 FEET, A CENTRAL ANGLE OF 42°12'53" THE CHORD TO WHICH BEARS SOUTH 24°27'45" WEST, A CHORD DISTANCE 484.36 FEET, AN IRON PIN AT A POINT OF TANGENCY;
4. THENCE SOUTH 45°34'12" WEST, A DISTANCE OF 311.97 FEET, TO AN IRON PIN;

THENCE NORTH 86°16'43" WEST, A DISTANCE OF 1456.35 FEET, ACROSS SAID PARCEL "C" TO AN IRON PIN;

THENCE NORTH 03°46'28" EAST, A DISTANCE OF 820.00 FEET, CONTINUING ACROSS SAID PARCEL "C" TO THE POINT OF TRUE BEGINNING CONTAINING 36.670 ACRES, MORE OR LESS, OF WHICH 2.048 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF STATE ROUTE 317.

**BUILDING SITE COVERAGE**

BUILDING	509016.010 SQ. FT.	32%
LANDSCAPING	526115.050 SQ. FT.	33%
PARKING AREAS, LOADING AND SERVICE AREAS, DRIVEWAYS	562207.420 SQ. FT.	35%

**ALTA/ACSM SURVEY**

**36.670 ACRES**

LYING IN

SECTION 6, TOWNSHIP 10, RANGE 21

CONGRESS LANDS

MADISON TOWNSHIP, FRANKLIN COUNTY, OHIO

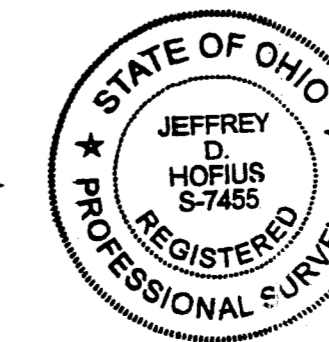


SCALE IN FEET  
SCALE: 1 INCH = 100 FEET

PREPARED BY:

**R.D.Zande & Associates**

1237 DUBLIN ROAD  
COLUMBUS, OHIO 43215



**CERTIFICATION:**

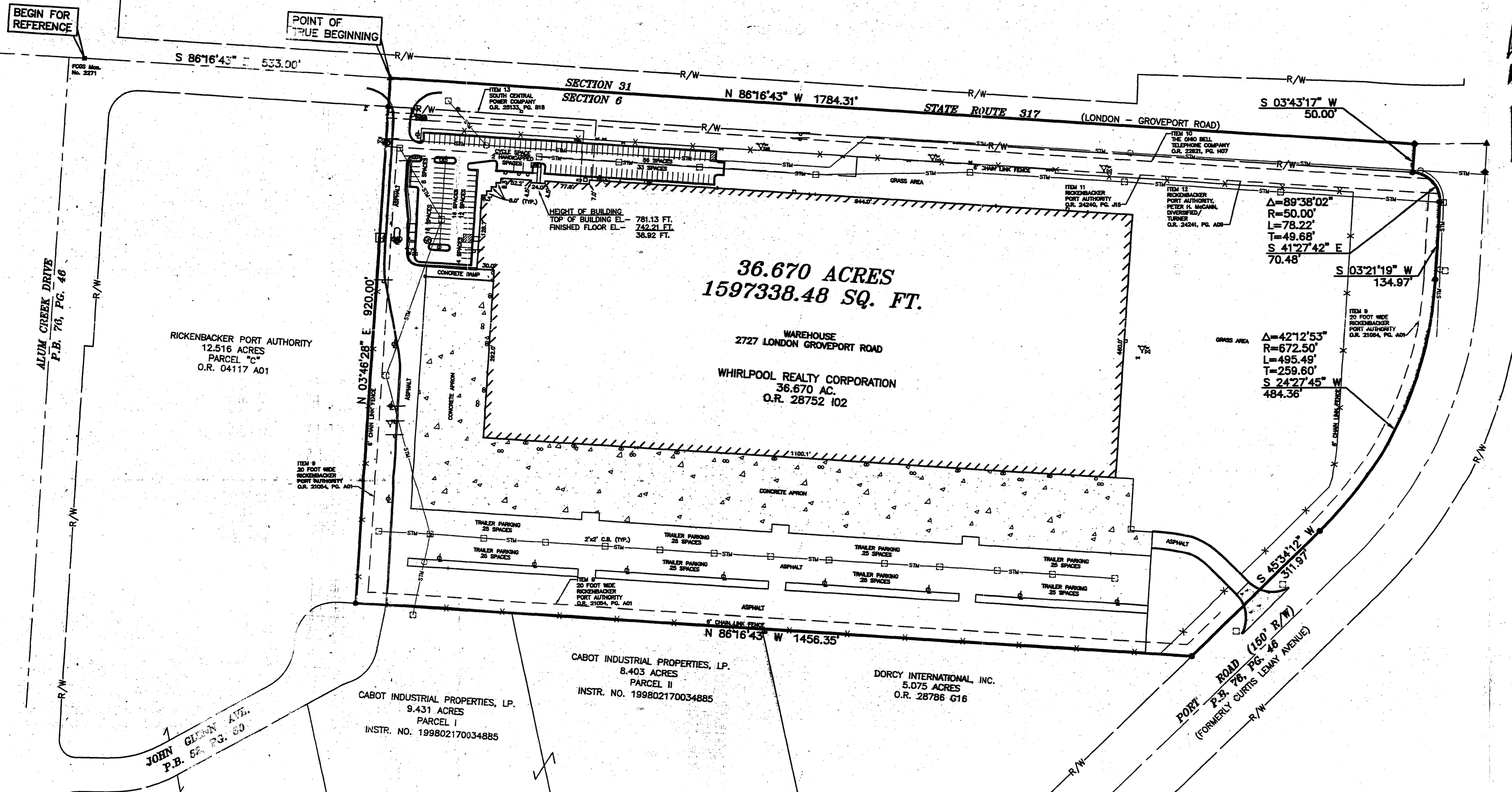
TO: KNICKERBOCKER PROPERTIES, INC. XXV, HUMMEL TITLE AGENCY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, WHIRLPOOL REALTY CORPORATION

THIS IS TO CERTIFY 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, ACSM AND NSPS IN 1999. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

R. D. ZANDE & ASSOCIATES, INC.

*Jeffrey D. Hofius*  
JEFFREY D. HOFIUS  
REGISTERED SURVEYOR NO. 7455

01/12/01  
DATE



**36.670 ACRES**  
**1597338.48 SQ. FT.**

WAREHOUSE  
2727 LONDON GROVEPORT ROAD

WHIRLPOOL REALTY CORPORATION  
36.670 AC.  
O.R. 28752 102

RICKENBACKER PORT AUTHORITY  
12.516 ACRES  
PARCEL "C"  
O.R. 04117 A01

CABOT INDUSTRIAL PROPERTIES, LP.  
8.403 ACRES  
PARCEL II  
INSTR. NO. 199802170034885

DORCY INTERNATIONAL, INC.  
5.075 ACRES  
O.R. 28786 G16

CABOT INDUSTRIAL PROPERTIES, LP.  
9.431 ACRES  
PARCEL I  
INSTR. NO. 199802170034885

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- ▲ RAILROAD SPIKE FOUND
- ▲ RAILROAD SPIKE SET
- ◆ P.K. NAIL FOUND
- LIGHT POLE
- GUY WIRE
- GUY POLE
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- COMBINATION POLE
- CATCH BASIN
- CURB INLET
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC POLE
- GAS MARKER
- GAS METER
- GAS VALVE
- GAS TAP
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE POLE
- CABLE T.V. PEDESTAL
- MONUMENT FOR TOWN
- CONCRETE BURN-OFF MARK
- STONE CONCRETE TRAP
- SIGN
- MAILBOX
- WATER MAIN
- WATER MAIN
- WATER MAIN
- FIRE HYDRANT
- DOOR
- TEST POINT
- BENCHMARK
- RAILROAD TIE BLOCK
- METER
- SANITARY CLEAN OUT
- GAS
- GAS
- GAS
- U.G.T. - UNDERGROUND TELEPHONE LINE
- U.G.E. - UNDERGROUND ELECTRIC LINE
- O.H. - OVERHEAD UTILITY LINE

**NOTES PER TITLE COMMITMENT:**

THE FOLLOWING ITEMS NUMBERS ARE PER SCHEDULE B OF THE TITLE COMMITMENT NUMBER HTA-5799 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2000 AT 1:00 P.M. ENCUMBRANCES RECORDED AFTER THIS DATE ARE NOT SHOWN ON THIS PLAT.

- ITEM 9 - A DECLARATION OF PROTECTIVE COVENANTS AND DEVELOPMENT STANDARDS TO RICKENBACKER PORT AUTHORITY OF RECORD IN OFFICIAL RECORD 21054 PAGE 001. (DOES AFFECT SUBJECT TRACT, AND 30 FOOT WIDE EASEMENT PLOTTED)
- ITEM 10 - A 30 FOOT WIDE EASEMENT TO THE OHIO BELL TELEPHONE COMPANY OF RECORD IN OFFICIAL RECORD 22621 PAGE 107. (DOES AFFECT SUBJECT TRACT, PLOTTED)
- ITEM 11 - A 30 FOOT WIDE EASEMENT TO RICKENBACKER PORT AUTHORITY OF RECORD IN OFFICIAL RECORD 24240 PAGE 409. (DOES AFFECT SUBJECT TRACT, PLOTTED)
- ITEM 12 - A 30 FOOT WIDE EASEMENT TO RICKENBACKER PORT AUTHORITY, PETER H. MCGANN, AND FIRST AMERICAN TITLE INSURANCE COMPANY OF RECORD IN OFFICIAL RECORD 24241 PAGE 409. (DOES AFFECT SUBJECT TRACT, PLOTTED)
- ITEM 13 - A 30 FOOT WIDE EASEMENT TO SOUTH CENTRAL POWER COMPANY OF RECORD IN OFFICIAL RECORD 25133 PAGE B18. (DOES AFFECT SUBJECT TRACT, PLOTTED)