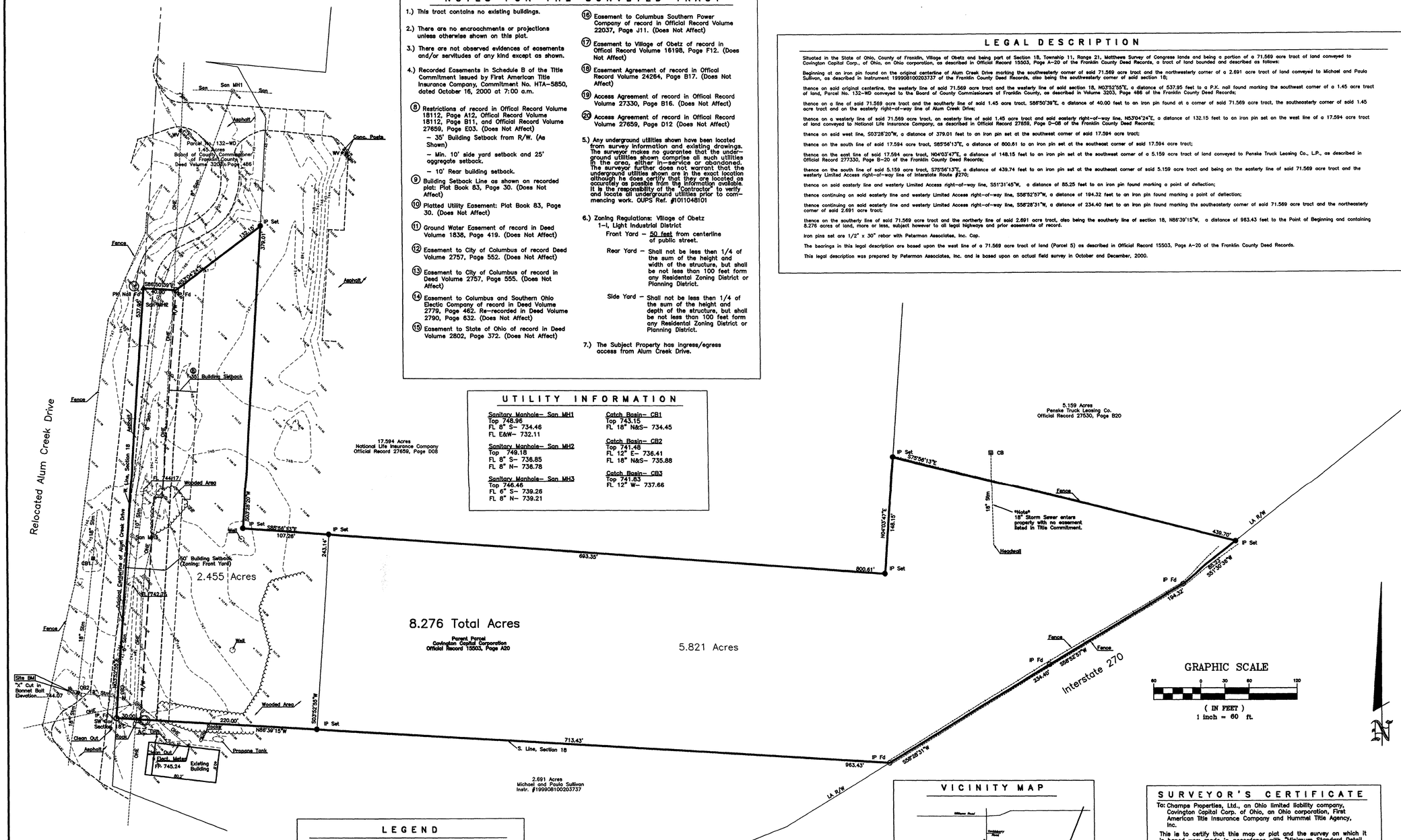


NOTES FOR THE SURVEYED TRACT

1.) This tract contains no existing buildings.

2.) There are no encroachments or projections unless otherwise shown on this plat.

3.) There are not observed evidences of easements and/or servitudes of any kind except as shown.

4.) Recorded Easements in Schedule B of the Title Commitment issued by First American Title Insurance Company, Commitment No. HTA-5850, dated October 16, 2000 at 7:00 a.m.

(8) Restrictions of record in Offical Record Volume 18112, Page A12, Offical Record Volume 18112, Page B11, and Official Record Volume 27659, Page E03. (Does Not Affect)
- 35' Building Setback from R/W. (As Shown)
- Min. 10' side yard setback and 25' aggregate setback.
- 10' Rear building setback.

(9) Building Setback Line as shown on recorded plat: Plat Book 83, Page 30. (Does Not Affect)

(10) Platted Utility Easement: Plat Book 83, Page 30. (Does Not Affect)

(11) Ground Water Easement of record in Deed Volume 1838, Page 419. (Does Not Affect)

(12) Easement to City of Columbus of record Deed Volume 2757, Page 552. (Does Not Affect)

(13) Easement to City of Columbus of record in Deed Volume 2757, Page 555. (Does Not Affect)

(14) Easement to Columbus and Southern Ohio Electic Company of record in Deed Volume 2779, Page 462. Re-recorded in Deed Volume 2790, Page 632. (Does Not Affect)

(15) Easement to State of Ohio of record in Deed Volume 2802, Page 372. (Does Not Affect)

(16) Easement to Columbus Southern Power Company of record in Official Record Volume 22037, Page J11. (Does Not Affect)

(17) Easement to Village of Obetz of record in Offical Record Volume 16198, Page F12. (Does Not Affect)

(18) Easement Agreement of record in Offical Record Volume 24264, Page B17. (Does Not Affect)

(19) Access Agreement of record in Offical Record Volume 27330, Page B16. (Does Not Affect)

(20) Access Agreement of record in Offical Record Volume 27659, Page D12 (Does Not Affect)

5.) Any underground utilities shown have been located from 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 although he does certify that they are located as accurately as possible from the information available. It is the responsibility of the "Contractor" to verify and locate all underground utilities prior to commencing work. OUPS Ref. #101104B101

6.) Zoning Regulations: Village of Obetz
I-I, Light Industrial District
Front Yard – 50 feet from centerline of public street.
Rear Yard – Shall not be less then 1/4 of the sum of the height and width of the structure, but shall be not less than 100 feet form any Residental Zoning District or Planning District.
Side Yard – Shall not be less then 1/4 of the sum of the height and depth of the structure, but shall be not less than 100 feet form any Residental Zoning District or Planning District.

7.) The Subject Property has ingress/egress access from Alum Creek Drive.

UTILITY INFORMATION

Sanitary Manhole- San MH1
Top 748.96
FL 8" S- 734.46
FL E&W- 732.11

Sanitary Manhole- San MH2
Top 749.18
FL 8" S- 736.85
FL 8" N- 736.78

Sanitary Manhole- San MH3
Top 746.46
FL 6" S- 739.26
FL 8" N- 739.21

Catch Basin- CB1
Top 743.15
FL 18" N&S- 734.45

Catch Basin- CB2
Top 741.48
FL 12" E- 736.41
FL 18" N&S- 735.88

Catch Basin- CB3
Top 741.63
FL 12" W- 737.66

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, Village of Obetz and being part of Section 18, Township 11, Range 21, Matthews Survey of Congress lands and being a portion of a 71.569 acre tract of land conveyed to Covington Capital Corp., of Ohio, an Ohio corporation, as described in Official Record 15503, Page A-20 of the Franklin County Deed Records, a tract of land bounded and described as follows:

Beginning at an iron pin found on the original centerline of Alum Creek Drive marking the southwesterly corner of said 71.569 acre tract and the northwesterly corner of a 2.691 acre tract of land conveyed to Michael and Paula Sullivan, as described in Instrument 199908100203737 of the Franklin County Deed Records, also being the southwesterly corner of said section 18;

thence on said original centerline, the westerly line of said 71.569 acre tract and the westerly line of said section 18, N03°52'55"E, a distance of 537.95 feet to a P.K. nail found marking the southwest corner of a 1.45 acre tract of land, Parcel No. 132-WD conveyed to the Board of County Commissioners of Franklin County, as described in Volume 3203, Page 486 of the Franklin County Deed Records;

thence on a line of said 71.569 acre tract and the southerly line of said 1.45 acre tract, S86°50'39"E, a distance of 40.00 feet to an iron pin found at a corner of said 71.569 acre tract, the southeasterly corner of said 1.45 acre tract and on the easterly right-of-way line of Alum Creek Drive;

thence on a westerly line of said 71.569 acre tract, an easterly line of said 1.45 acre tract and said easterly right-of-way line, N53°04'24"E, a distance of 132.15 feet to an iron pin set on the west line of a 17.594 acre tract of land conveyed to National Life Insurance Company, as described in Official Record 27659, Page D-08 of the Franklin County Deed Records;

thence on said west line, S03°28'20"W, a distance of 379.01 feet to an iron pin set at the southwest corner of said 17.594 acre tract;

thence on the south line of said 17.594 acre tract, S85°56'13"E, a distance of 800.61 to an iron pin set at the southeast corner of said 17.594 acre tract;

thence on the east line of said 17.594 acre tract, N04°03'47"E, a distance of 148.15 feet to an iron pin set at the southwest corner of a 5.159 acre tract of land conveyed to Penske Truck Leasing Co., L.P., as described in Official Record 27330, Page B-20 of the Franklin County Deed Records;

thence on the south line of said 5.159 acre tract, S75°56'13"E, a distance of 439.74 feet to an iron pin set at the southeast corner of said 5.159 acre tract and being on the easterly line of said 71.569 acre tract and the easterly Limited Access right-of-way line of Interstate Route #270;

thence on said easterly line and westerly Limited Access right-of-way line, S51°31'45"W, a distance of 85.25 feet to an iron pin found marking a point of deflection;

thence continuing on said easterly line and westerly Limited Access right-of-way line, S58°52'57"W, a distance of 194.32 feet to an iron pin found marking a point of deflection;

thence continuing on said easterly line and westerly Limited Access right-of-way line, S58°28'31"W, a distance of 234.40 feet to an iron pin found marking the southeasterly corner of said 71.569 acre tract and the northeasterly corner of said 2.691 acre tract;

thence on the southerly line of said 71.569 acre tract and the northerly line of said 2.691 acre tract, also being the southerly line of section 18, N86°39'15"W, a distance of 963.43 feet to the Point of Beginning and containing 8.276 acres of land, more or less, subject however to all legal highways and prior easements of record.

Iron pins set are 1/2" x 30" rebar with Peterman Associates, Inc. Cap.

The bearings in this legal description are based upon the west line of a 71.569 acre tract of land (Parcel 5) as described in Official Record 15503, Page A-20 of the Franklin County Deed Records.

This legal description was prepared by Peterman Associates, Inc. and is based upon an actual field survey in October and December, 2000.

LEGEND

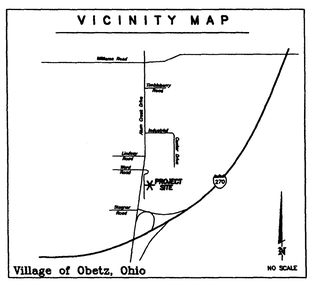
	Catch Basin		Power Pole
	Clean Out		Manhole
WV	Water Valve		Rock
	Fire Hydrant	OHE	Overhead Electric
	Meter		Iron Pin Set
	Sign		Iron Pin Found
			Tree

Bench Mark

Franklin County BM #H51
Brass plate on the SW Cor., of Alum Creek Drive Box Culvert No. HAM 122-3.620, 0.55 miles South of the junction with Williams Rd., 27.7 feet west of the centerline of Alum Creek Drive on 2nd step of abutment.

Elevation.....750.986 NAVD88

VICINITY MAP



SURVEYOR'S CERTIFICATE

To: Champs Properties, Ltd., an Ohio limited liability company, Covington Capital Corp. of Ohio, an Ohio corporation, First American Title Insurance Company and Hummel Title Agency, Inc.

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, and includes items 1,2,4,6-10 and 11(b),13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, 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."

Date: December 26, 2000

Thomas E. Silva, P.S.
Professional Surveyor #7805
Peterman Associates, Inc.

STATE OF OHIO
THOMAS E. SILVA
7805
REGISTERED PROFESSIONAL SURVEYOR

PETERMAN ASSOCIATES, INC.
Civil • Environmental • Land Use Planning • Surveying • Transportation
3480 N. Main Street
Findlay, Ohio 45840
Office (419)422-6672
Fax (419)422-9468
6540 W Central Avenue
Suite L
Toledo, Ohio 43617
Office (419)843-8606
-Engineers- -Planners- -Surveyors-

ALTA/ACSM LAND TITLE SURVEY

Champs Properties, LTD

Being part of Section 18, T.11, R. 21 Matthews Survey of Congress Lands, Village of Obetz, County of Franklin, Ohio

REVISIONS	DATE	BY

SCALE	1"=60'
DATE	12-26-00
DWG	RKT
APRV.	TES

PROJECT NO.
00-1264
00-1652

FILE NO.
59-22

ALTA