ALTA/ACSM LAND TITLE SURVEY
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF WESTERVILLE, FRANKLIN COUNTY, OHIO

Stone

2.000 Acres

Situated in the State of Ohio, County of Franklin, City of Westerville, lying in Quarter Township 1, Township 2, Range 17, United States Military Lands, being all of the 2.000 acre tract conveyed to SBR Enterprises, LLC by deed of record in Instrument Number 200409210220256, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference at Franklin County Geodetic Survey Monument Number 5105, found in the Franklin and Delaware County line at the centerline intersection of County Line Road and Sunbury Road, and being South 86° 07' 43" East, a distance of 759.01 feet, with the centerline of said County Line Road, from Franklin County Geodetic Survey Monument Number 5078;

Thence North 86° 07' 43" West, a distance of 313.84 feet, with said centerline and County line, to a point;

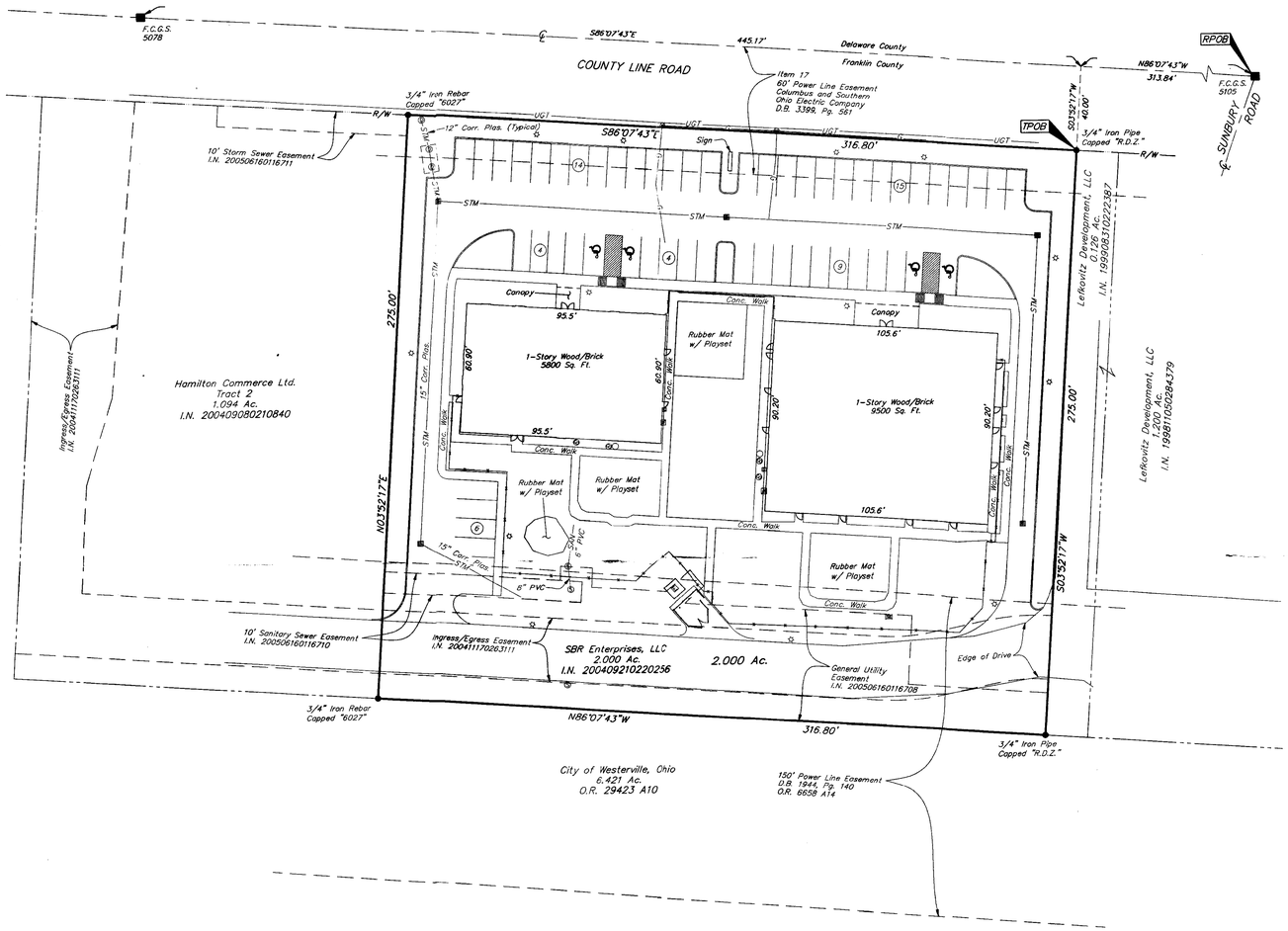
Thence South 03° 52' 17" West, a distance of 40.00 feet, to a 3/4" iron pipe capped "R.D.Z." found at a common corner of said 2.000 acre tract and the 0.126 acre tract conveyed to Lafkovitz Development, LLC by deed of record in Instrument Number 199908310222387, being in the southerly right-of-way line of said County Line Road, at the TRUE POINT OF BEGINNING;

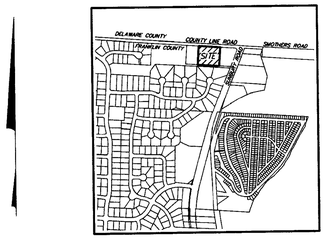
Thence South 03° 52' 17" West, a distance of 275.00 feet, with said common line, to a 3/4" iron pipe capped "R.D.Z." found at a common corner of said 2.000 and 0.126 acre tracts, in the northerly line of the 6.421 acre tract conveyed to City of Westerville, Ohio by deed of record in Official Record 29423 A10;

Thence North 86° 07' 43" West, a distance of 316.80 feet, with the line common to said 2.000 and 6.421 acre tracts, to a 3/4" iron rebar capped "6027" found at a common corner of said 2.000 acre tract and the 1.094 acre tract conveyed as Tract 2 to Hamilton Commerce Ltd. by deed of record in Instrument Number 200409080210840;

Thence North 03° 52' 17" East, a distance of 275.00 feet, with the line common to said 2.000 and 1.094 acre tracts, to a 3/4" iron rebar capped "6027" found at a common corner of said 2.000 acre tract and the 1.094 acre tract conveyed as Tract 2 to Hamilton Commerce Ltd. by deed of record in Instrument Number 200409080210840, being in said southerly right-of-way line;

Thence South 86° 07' 43" East, a distance of 316.80 feet, with the northerly line of said 2.000 acre tract, and said southerly right-of-way line, to the TRUE POINT OF BEGINNING, containing 2.000 acres of land, more or less.





LOCATION MAP
NOT TO SCALE

UTILITY LEGEND

☼ = Light Pole	○ = Greasetrap Manhole
⎚ = Electric Meter	■ = Catch Basin
⎕ = Electric Transformer	⊖ = Cleanout
⊕ = Gas Service	Ⓢ = Sanitary Manhole
⋈ = Water Valve	Ⓢ = Storm Manhole
—W— = Water Line	+++ = Fence
—G— = Gas Line	—SAN— = Sanitary Line
—STM— = Storm Line	—UGT— = Underground Telephone

= LANDHOOK
● = STONE FND.
■ = MON. FND.
● = I.P. FND.
○ = I.P. SET
● = MAG. NAIL FND.
○ = MAG. NAIL SET
▲ = R.R. SPK. FND.
△ = R.R. SPK. SET
⬟ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

30' 0 30' 60'
GRAPHIC SCALE (IN FEET)

BASIS OF BEARINGS:
Bearings are based on South 86° 07' 43" East for a portion of the centerline of County Line Road between Franklin County Geodetic Survey Monuments 5078 and 5105. Control for bearings was derived from Ohio State Plane Coordinate System, NAD83 (1986 adjustment) coordinates established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

Zoning Note:
The subject tract is classified as OI: Office Institutional.

Note:
1. There was no visible evidence of current earth moving or building construction at the time of survey.
2. There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
3. There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.

Parking Note:

Regular Spaces:	52
Handicapped Spaces:	4
Total Spaces:	56

FEMA Note:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel No. 39049C0069 H (dated April 21, 1999), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain).

Schedule B Items from Title Commitment No. 05050319, issued by Old Republic National Title Insurance Company, with an effective date of May 20, 2005 at 7:00 A.M.

Item 14 The subject tract is located within the areas described in Deed Book 1584, Page 1, as modified in Official Record 31025, Page C02.

Item 15 Easement to the City of Westerville of record in Deed Book 3613, Page 616 is NOT located on the subject tract.

Item 16 Easement to the City of Westerville of record in Deed Book 3446, Page 345 is NOT located on the subject tract.

Item 17 60' Power Line Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 3399, Page 561 is located on the subject tract as shown hereon.

Items not included in Title Commitment:

Ingress/Egress Easement of record in I.N. 200411170263111 is located on the subject tract as shown hereon.

150' Power Line Easement of record in D.B. 1944, Pg. 140, as partially released in O.R. 6658 A14, is located on the subject tract as shown hereon.

General Utility Easement to City of Westerville of record in Instrument Number 200506160116708 is located on the subject tract as shown hereon.

10' Sanitary Sewer Easement to Hamilton Commerce, Ltd. of record in Instrument Number 200506160116710 is located on the subject tract as shown hereon.

10' Storm Sewer Easement to SBR Enterprises, LLC of record in 200506160116711 is NOT located on the subject tract as shown hereon.

CERTIFICATION: Commitment No. 05050319

To: 1231 County Line, LLC, an Ohio limited liability company, SBR Enterprises, LLC, an Ohio limited liability company, Fairfield Federal Savings and Loan Association, its successors and/or assigns as their respective interests may appear, & First Commercial Title Insurance Agency

This is to certify, to the best of my knowledge, information and belief, that this map 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 included Items 1, 2, 3, 4, 7(a)(b), 8, 9, 10, 11(a)(b), & 13 of Table A "Optional Survey Responsibilities & Specifications" 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 Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

RECEIVED
JUL 01 2005
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

STATE OF OHIO
JAMES M PEARSALL
7840
REGISTERED PROFESSIONAL SURVEYOR

By: James M Pearsall 6/20/05
Professional Surveyor No. 7840

EMHT INC.
ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
EVANS, MECHWART, HAMBLETON & TILTON, INC.
170 MILL STREET
GAHANNA, OHIO 43230
TELEPHONE (614) 471-5150
FACSIMILE (614) 471-9286

Date:	June 13, 2005
Scale:	1" = 30'
Job No:	2005-1132
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION
TNW	6/16/05	Revised Ingress/Egress Easement
TNW	6/20/05	Added Easements

\\OHIODATA1\SURVEY\PROJECTS\2005\1132\DWG\51132AS.DWG 24X36 (LANDSCAPE) - NO XREFS - LAST SAVED BY TNEBB (6/20/2005 1:55:46 PM) - PLOTTED BY TNEBB (6/20/2005 1:55:58 PM)