NOTES

1. THIS BOUNDARY SURVEY IS BASED UPON RECORDED DATA, ACTUAL FIELD SURVEYS OF THE SITE CONDUCTED IN MARCH, 2000, AND JULY 2004 THROUGH MARCH, 2005, AND INFORMATION FURNISHED BY CHICAGO TITLE INSURANCE COMPANY AS LISTED IN TITLE COMMITMENT NUMBER 24160118COM, DATED JANUARY 28, 2005 AT 7:00 A.M.
2. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE TITLE BLOCK OR CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITY.
3. THE PROPERTY IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN), AS PER F.I.R.M. MAP #39049C 0170 G, EFFECTIVE AS OF AUGUST 2, 1995.
4. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MARKINGS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT, HOWEVER THE CONTRACTOR SHALL INVESTIGATE AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK. NON-MEMBERS MUST BE CALLED DIRECTLY.
5. OUPS REFERENCE NUMBER: 323-070-056.
6. UTILITIES:

ELECTRIC:	AMERICAN ELECTRIC POWER 850 TECH CENTER DRIVE GAHANNA, OHIO 43230-6605 (800) 277-2177
GAS:	COLUMBIA GAS OF OHIO-COLUMBUS 920 W. GOODALE BOULEVARD COLUMBUS, OHIO 43212 (800) 440-6111
TELEPHONE:	AMERITECH (SBC) 150 E. GAY STREET, ROOM 7B COLUMBUS, OHIO 43215 (800) 660-3000
WATER/SEWER:	CITY OF COLUMBUS 910 DUBLIN ROAD COLUMBUS, OHIO 43215 (614)645-7330/7490 (PERMITS)
CABLE:	TIME WARNER 1266 DUBLIN ROAD COLUMBUS, OHIO 43215 (614) 481-5000
	INSIGHT COMMUNICATIONS 3770 E. LIVINGSTON AVENUE COLUMBUS, OHIO 43227 (614) 236-1200

RECEIVED
JUN 2 1 2005
Franklin County Engineer
Dean C. Ringle, P.E.,P.S.

7. REFERENCE BENCHMARK:

FRANKLIN COUNTY SURVEY CONTROL DATABASE DESIGNATION Z12, BEING A BRASS PLATE IN THE SOUTH HEADWALL OF A CULVERT LOCATED 0.88 MILE EAST OF SUNBURY ROAD AND APPROXIMATELY 1,000 FEET WEST OF THE SITE.
ELEVATION - 837.075 (NAVD 88)

SITE BENCHMARKS:

1. WEST BOLT OF FIRE HYDRANT LOCATED ALONG THE NORTH SIDE OF McCUTCHEON ROAD APPROXIMATELY 125' NORTHEAST OF THE NORTHWEST CORNER OF THE SITE.
ELEVATION - 851.50
2. PAINT MARK ON THE WEST RIM OF THE TOP OF CASTING OF THE STORM MANHOLE LOCATED ALONG THE SOUTH SIDE OF McCUTCHEON ROAD APPROXIMATELY 125' NORTHWEST OF THE NORTHEAST CORNER OF THE SITE.
ELEVATION - 846.34

8. ZONING:

THE SITE IS CURRENTLY ZONED "L-C4 LIMITED COMMERCIAL DISTRICT" PER THE CITY OF COLUMBUS RE-ZONING APPLICATION NO. Z04-061, AND IS SUBJECT TO THE LIMITATION TEXT THEREIN.

SETBACKS:

	FRONT	SIDE	REAR
BUILDING:	50' (MCCUTCHEON) 60' (STELZER)	0	0
PARKING:	20' (MCCUTCHEON) 20' (STELZER)	20	20
SIGN:	15		

MIN LOT AREA: NOT SPECIFIED
MIN LOT WIDTH: NOT SPECIFIED
MAX BUILDING COVERAGE: NOT SPECIFIED
MAX IMPERVIOUS SURFACE AREA: 80%
MAXIMUM BUILDING HEIGHT: NOT SPECIFIED
MAX. GROUND OR POLE SIGN HEIGHT: 4' - 12" (CONDITIONAL)

PARKING:

REQUIRED PARKING SPACES: CONDITIONAL ON DEVELOPMENT TYPE
ADDITIONAL REQUIRED DESIGNATED HANDICAP SPACES - PER ADA
MINIMUM PARKING SPACE SIZE:180 SQUARE FEET
MINIMUM NUMBER OF STACKING SPACES REQUIRED FOR DRIVE-IN WINDOW:
1 PICK-UP UNIT - 8
2 PICK-UP UNITS - 12

OFF STREET LOADING SPACE REQUIRED: 1 - UP TO 10,000 SQ.FT. 2 - UP TO 30,000 SQ.FT.

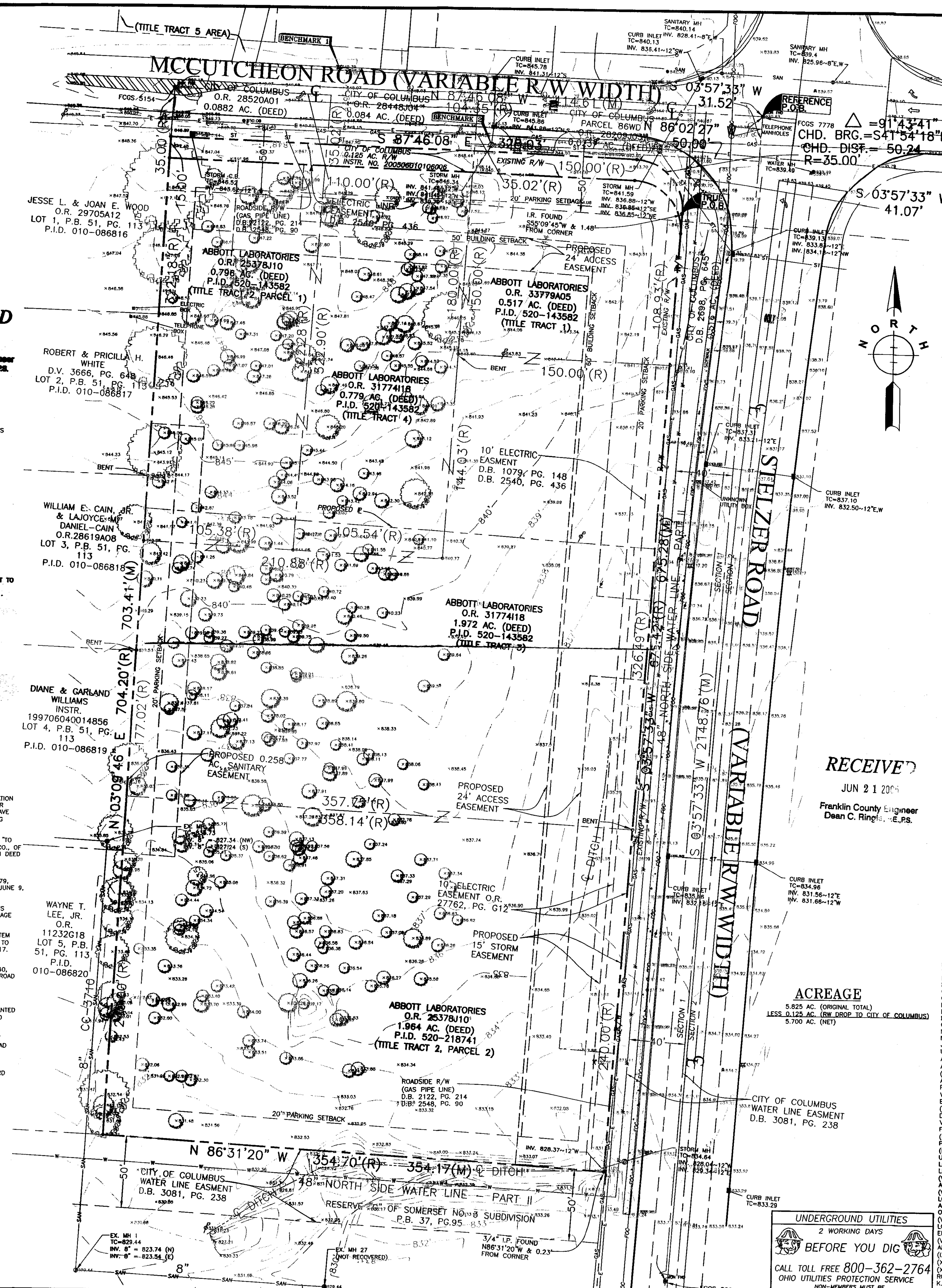
MINIMUM LOADING SPACE DIMENSION: 15' X 50'
MINIMUM LOADING SPACE SETBACK: NOT SPECIFIED

THE LIMITED ZONING INFORMATION HEREIN OUTLINED IS FROM RE-ZONING APPLICATION NO. Z04-061 AND THE CITY OF COLUMBUS ZONING TEXT, AND NOTE THAT OTHER ZONING ISSUES, RULES AND REGULATIONS MAY APPLY TO THIS PROPERTY THAT HAVE NOT BEEN ADDRESSED HERE. SEE APPROVED SITE PLAN(S) FOR SPECIFIC ZONING AND DEVELOPMENT STANDARDS.

9. THE PROPERTY IS NOT SUBJECT TO THE ROADSIDE RIGHT OF WAY FOR PIPE LINE "TO BE LAID WITHIN THE LIMITS OF THE ROADS" GRANTED TO THE OHIO FUEL GAS CO., OF RECORD IN DEED BOOK VOLUME 2122, PAGE 214, AND ASSIGNMENT RECORDED IN DEED BOOK VOLUME 2548, PAGE 90, AND AS INDICATED HEREON.
10. THE PROPERTY IS SUBJECT TO THE 10' EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, OF RECORD IN DEED BOOK VOLUME 1079, PAGE 148, WITH LOCATION AND WIDTH CONFIRMEND BY LETTER FROM AEP DATED JUNE 9, 2005, AND AS INDICATED HEREON.
11. THE PROPERTY IS SUBJECT TO THE 10' ELECTRIC EASEMENT GRANTED TO COLUMBUS SOUTHERN POWER COMPANY, OF RECORD IN OFFICIAL RECORDS VOLUME 27762, PAGE G12, AND AS INDICATED HEREON.
12. THE PROPERTY IS NOT SUBJECT TO THE BLANKET EASEMENT FOR FIBEROPTIC SYSTEM AT A "FACILITY" LOCATED AT 3300 STELZER ROAD (NORTH OF THE SITE) GRANTED TO METROCOMM AXS L.P., OF RECORD IN OFFICIAL RECORDS VOLUME 30249, PAGE C17.
13. THE PROPERTY IS SUBJECT TO THE EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, OF RECORD IN DEED BOOK VOLUME 2540, PAGE 436, AND IS FOR ELECTRIC LINES TO BE CONSTRUCTED ALONG THE SOUTH ROAD LINE OF McCUTCHEON ROAD AND THE WEST ROAD LINE OF STELZER ROAD. THE WIDTH ALONG McCUTCHEON ROAD IS 50' FROM CENTER OF LINE AS CONFIRMED BY LETTER FROM AEP DATED MAY 20, 2005, AND AS INDICATED HEREON.
14. THE PROPERTY IS NOT SUBJECT TO THE PERMANENT WATAER LINE EASEMENTS GRANTED TO THE CITY OF COLUMBUS, OF RECORD IN DEED BOOK 3081 PAGE 238 (LOCATED SOUTH AND EAST OF SITE), AND AS INDICATED HEREON.
15. THE PROPERTY IS NOT SUBJECT TO THE RECIPROCAL EASEMENT AND DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT THE "SOUTHEAST CORNER OF STELZER ROAD AND McCUTCHEON ROAD" (EAST OF SITE) OF RECORD IN INSTRUMENT NUMBER 200412160284823.
16. THE PROPERTY IS SUBJECT TO THE PENDING PERSONAL INJURY LAWSUIT OF RECORD IN FEDERAL DISTRICT COURT CASE NUMBER 02-250.
17. THE PROPERTY IS NOT LOCATED IN ANY KNOWN AREA SUBJECT TO A MORATORIUM OR RATIONING OF WATER OR SEWER OR OTHER UTILITY SERVICE.
18. THE PROPERTY IS NOT WITHIN A SPECIAL DISTRICT SUCH AS A HISTORICAL OR RESTRICTED PARKING DISTRICT.
19. TITLE TRACT 5 IS LOCATED ON THE NORTH SIDE OF McCUTCHEON ROAD AND WAS NOT INCLUDED ON THIS PLAT AND SURVEY.
20. APPARENT ENCROACHMENTS: NONE FOUND
21. THE PROPERTY IS NOT SUBJECT TO THE SEWER LINE EASEMENT GRANTED TO THE CITY OF COLUMBUS IN INSTRUMENT NUMBER 200505200096529 (EAST OF SITE).

BASIS OF BEARINGS:

THE ORIGINAL CENTERLINE OF STELZER ROAD, BEING S03°57'33"W, AS DESCRIBED IN THE DESCRIPTION OF THE 0.0237 ACRE PARCEL CONVEYED TO THE CITY OF COLUMBUS IN OFFICIAL RECORD 28209J03, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



PROPERTY DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS, AND BEING A 5.825 ACRE TRACT OUT OF THE LANDS CONVEYED TO ABBOTT LABORATORIES IN OFFICIAL RECORD 25378J10 (PARCEL 1 - 0.796 ACRES AND PARCEL 4 - 1.964 ACRES), OFFICIAL RECORD 31774I18 (1.972 ACRE PARCEL AND 0.779 ACRE PARCEL) AND OFFICIAL RECORD 33779A05 (0.517 ACRE PARCEL), LESS THE APPLICABLE ROAD RIGHTS-OF-WAY CONVEYED TO THE CITY OF COLUMBUS, OHIO IN OFFICIAL RECORD 28520A01 (0.0882 ACRE PARCEL), OFFICIAL RECORD 28448J04 (0.084 ACRE PARCEL), OFFICIAL RECORD 28209J03 (0.0237 ACRE PARCEL) AND DEED BOOK 2698, PAGE 645 (0.516 ACRE PARCEL), WITH ALL RECORD REFERENCES HEREIN CITED BEING TO THE RECORDS OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO, AND SAID 5.825 ACRE TRACT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT FRANKLIN COUNTY GEODETIC SURVEY MONUMENT NUMBER 7778 MARKING THE INTERSECTION OF THE ORIGINAL CENTERLINE OF STELZER ROAD AND THE CENTERLINE OF MCCUTCHEON ROAD, AND SAID MONUMENT BEING REFERENCED BY FRANKLIN COUNTY GEODETIC SURVEY MONUMENT NUMBER 8858 BEARING S 03° 57'33" W AT A DISTANCE OF 2148.76 FEET AND FRANKLIN COUNTY GEODETIC SURVEY MONUMENT NUMBER 5154 BEARING N 87° 46'08" W AT A DISTANCE OF 414.61 FEET;

THENCE S 03° 57'33" W, ALONG SAID ORIGINAL CENTERLINE OF STELZER ROAD, A DISTANCE OF 31.52 FEET TO A POINT;

THENCE N 86° 02'27" W, LEAVING SAID ORIGINAL CENTERLINE OF STELZER ROAD, A DISTANCE OF 50.00 FEET TO A POINT AT THE ORIGINAL NORTHEASTERLY CORNER OF SAID ABBOTT LABORATORIES 0.517 ACRE PARCEL;

THENCE S 03° 57'33" W, ALONG THE ORIGINAL EASTERLY LINE OF SAID ABBOTT LABORATORIES 0.517 ACRE PARCEL, A DISTANCE OF 41.07 FEET TO AN IRON PIN SET ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF STELZER ROAD AND AT THE SOUTHEASTERLY CORNER OF SAID CITY OF COLUMBUS 0.0237 ACRE PARCEL, SAID IRON PIN SET BEING REFERENCED TO AN IRON ROD FOUND AT A BEARING OF S 50° 09'45" W AND A DISTANCE OF 1.48 FEET, AND SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S 03° 57'33" W, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE OF STELZER ROAD AND THE WESTERLY LINE OF SAID CITY OF COLUMBUS 0.516 ACRE PARCEL, AND ALONG THE EASTERLY LINES OF SAID ABBOTT LABORATORIES 0.577 ACRE PARCEL, 1.972 ACRE PARCEL AND 1.964 ACRE PARCEL 4, PASSING AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF SAID 0.517 ACRE PARCEL AND THE NORTHEASTERLY CORNER OF SAID 1.972 ACRE TRACT AT A DISTANCE OF 108.89 FEET, AND A BENT IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF SAID 1.972 ACRE PARCEL AND THE NORTHEASTERLY CORNER OF SAID 1.964 ACRE PARCEL 4 AT A DISTANCE OF 435.57 FEET, A TOTAL DISTANCE OF 675.28 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF SAID 1.964 ACRE PARCEL 4 AND THE NORTHEASTERLY CORNER OF RESERVE "C" OF SOMERSET NUMBER 3 SUBDIVISION, A SUBDIVISION OF RECORD IN PLAT BOOK 37, PAGE 95;

THENCE N 86° 31'20" W, LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE OF STELZER ROAD, AND ALONG THE SOUTHERLY LINE OF SAID ABBOTT LABORATORIES 1.964 ACRE PARCEL 4 AND THE NORTHERLY LINE OF SAID RESERVE "C" OF SOMERSET NUMBER 3 SUBDIVISION, PASSING AN IRON PIN FOUND AT 0.23 FEET, A TOTAL DISTANCE OF 354.17 FEET TO AN IRON PIN FOUND AT THE SOUTHWESTERLY CORNER OF SAID 1.964 ACRE PARCEL 4 AND THE SOUTHEASTERLY CORNER OF LOT NUMBER 5 OF JORDAN ESTATES, A SUBDIVISION OF RECORD IN PLAT BOOK 5, PAGE 113;

THENCE N 03° 09'46" E, LEAVING SAID NORTHERLY LINE OF RESERVE "C" OF SOMERSET NUMBER 3 SUBDIVISION, AND ALONG THE WESTERLY LINES OF SAID ABBOTT LABORATORIES 1.964 ACRE PARCEL 4, 1.972 ACRE PARCEL AND 0.796 ACRE PARCEL 1, AND ALONG THE EASTERLY LINES OF LOT NUMBERS 5, 4, 3, 2 AND 1 OF SAID JORDAN ESTATES, PASSING IRON PINS FOUND AT THE COMMON CORNER OF SAID LOT NUMBERS 4 AND 3 AT A DISTANCE OF 339.72 FEET, AT THE NORTHWESTERLY CORNER OF SAID 1.972 ACRE PARCEL AND THE SOUTHWESTERLY CORNER OF SAID 0.796 ACRE PARCEL 1 AT A DISTANCE OF 416.81 FEET, A BENT IRON PIN FOUND AT THE COMMON CORNER OF SAID LOT NUMBERS 3 AND 2 AT A DISTANCE OF 461.78 FEET AND AN IRON PIN FOUND AT THE COMMON CORNER OF SAID LOT NUMBERS 2 AND 1 AT A DISTANCE OF 576.78 FEET, A TOTAL DISTANCE OF 703.41 FEET TO AN IRON PIN SET ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MCCUTCHEON ROAD AT THE SOUTHWESTERLY CORNER OF SAID CITY OF COLUMBUS 0.0882 ACRE PARCEL;

THENCE S 87° 46'08" E, LEAVING SAID WESTERLY LINE OF THE ABBOTT LABORATORIES 0.796 ACRE PARCEL 1 AND SAID EASTERLY LINE OF LOT NUMBER 1 OF JORDAN ESTATES, AND ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MCCUTCHEON ROAD, AND THE SOUTHERLY LINES OF SAID CITY OF COLUMBUS 0.0882 ACRE PARCEL, SAID CITY OF COLUMBUS 0.084 ACRE PARCEL AND SAID CITY OF COLUMBUS 0.0237 ACRE PARCEL, A DISTANCE OF 328.03 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE;

THENCE LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MCCUTCHEON ROAD AND CONTINUING ALONG SAID SOUTHERLY LINE OF THE CITY OF COLUMBUS 0.0237 ACRE PARCEL, AND ALONG THE EXISTING TRANSITIONAL RIGHT-OF-WAY LINE TO STELZER ROAD WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 91° 43'41", A CHORD BEARING OF S 41° 54'18" E AND A CHORD DISTANCE OF 50.24 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 5.825 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF PREVIOUS RECORD.

LESS AND EXCEPTING THE 0.125 ACRES CONVEYED TO THE CITY OF COLUMBUS FOR McCUTCHEON ROAD RIGHT-OF-WAY IN JUNE OF 2005 BY INSTRUMENT NUMBER 200506010106006, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE ORIGINAL CENTERLINE OF STELZER ROAD, BEING S 03° 57'33" W, AS DESCRIBED IN THE DESCRIPTION OF THE 0.0237 ACRE PARCEL CONVEYED TO THE CITY OF COLUMBUS, OHIO IN OFFICIAL RECORD 28209J03, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

THE IRON PINS SET ARE 3/4 INCH INSIDE DIAMETER, 30 INCH LONG HOLLOW IRON PIPES WITH A YELLOW PLASTIC CAP STAMPED "P & L SYST.".

THE FOREGOING DESCRIPTION WAS PREPARED BY P & L SYSTEMS, INC. IN APRIL OF 2005, AND IS BASED UPON RECORDED INFORMATION AND AN ACTUAL FIELD SURVEY OF THE PREMISES CONDUCTED BETWEEN MARCH OF 2000 AND SEPTEMBER 2004.

RECEIVED
JUN 2 1 2005
Franklin County Engineer
Dean C. Ringle, P.E.,P.S.

ACREAGE

5.825 AC. (ORIGINAL TOTAL)
LESS 0.125 AC. (RW DROP TO CITY OF COLUMBUS)
5.700 AC. (NET)

CERTIFICATION

THE UNDERSIGNED CERTIFIES TO CVS CORPORATION, ITS AFFILIATES AND SUBSIDIARIES AND THEIR SUCCESSORS, NOMINEES AND ASSIGNS, CHICAGO TITLE INSURANCE COMPANY AND SKILKEN D.S. LLC, AS OF THE DATE OF THIS SURVEY, THAT TO THE BEST OF THE UNDERSIGNED'S PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF:
A. THIS SURVEY SHOWS, ON THE BASIS OF A FIELD INSTRUMENT SURVEY WHICH MEETS THE STANDARDS, IF ANY, ESTABLISHED BY THE STATE IN WHICH THE PROPERTY IS LOCATED AND IN THE EVENT THAT NO SUCH STANDARDS HAVE BEEN ESTABLISHED, THE CURRENT "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS OF SURVEYING AND MAPPING AND THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY (AS DEFINED THEREIN):
1. A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND (THE "PROPERTY") DESCRIBED ON THIS SURVEY (INCLUDING THE POSITION OF THE POINT OF BEGINNING);
2. THE LOCATION OF ALL BUILDINGS, VISIBLE STRUCTURES, AND OTHER VISIBLE, ABOVE-GROUND IMPROVEMENTS SITUATED ON THE PROPERTY; AND
3. ALL DRIVEWAYS OR OTHER CUTS IN THE CURBS ALONG ANY STREET UPON WHICH THE PROPERTY ABUTS; AND THAT
B. NO VISIBLE EVIDENCE OF POSSIBLE EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY EXIST, EXCEPT AS NOTED OR SHOWN;
C. NO EASEMENTS OR RIGHTS-OF-WAY OVER ABUTTING PROPERTIES ARE REQUIRED FOR (I) ACCESS TO AND EGRESS FROM THE PROPERTY, (II) DRAINAGE OF SURFACE OR OTHER WATER OFF THE PROPERTY, (III) ANY UTILITIES WHICH SERVE THE PROPERTY AND (IV) STORM SEWER AND SANITARY SEWER FACILITIES SERVING THE PROPERTY;
D. NO OTHER EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY EXIST OF WHICH THE UNDERSIGNED HAS BEEN ADVISED;
E. NO FENCES, WATERWAYS, DITCHES, PONDS, BUILDING RESTRICTIONS (OR, IF BUILDING RESTRICTION LINES EXIST, THE LINES HAVE NOT BEEN VIOLATED), OR PARTY WALLS AFFECTING THE PROPERTY EXIST;
F. NO ENCROACHMENTS, PROTRUSIONS, OVERLAPS, OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY EXIST UPON ANY EASEMENTS ENCUMBERING OR APPURTENANT TO THE PROPERTY, ANY RIGHTS-OF-WAY, OR ADJACENT LAND;
G. NO ENCROACHMENTS, PROTRUSIONS, OVERLAPS, OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJACENT LAND EXIST UPON THE PROPERTY OR ANY EASEMENTS ENCUMBERING OR APPURTENANT TO THE PROPERTY;
H. THIS SURVEY REFLECTS BOUNDARY LINES OF THE PROPERTY WHICH CLOSE BY CALCULATION;
I. THE ONLY EXCEPTIONS TO THE FACTS CERTIFIED IN THIS SURVEY ARE AS FOLLOWS: NONE FOUND
J. WITHOUT INTENDING TO LIMIT ANY OF THE FOREGOING CERTIFICATIONS, THE UNDERSIGNED MADE A SPECIFIC EXAMINATION WITH RESPECT TO THE FOLLOWING ITEMS AND REPORTS AS FOLLOWS (INDICATE "NONE" OR IDENTIFY SPECIFIC MATTERS, AS APPROPRIATE):
(I) RIGHTS-OF-WAY, OLD HIGHWAYS, OR ABANDONED ROADS, LANES OR DRIVEWAYS AND VISIBLE DRAINS AND STORM SEWER, WATER, GAS OR OIL PIPE LINES ACROSS THE PROPERTY.
VISIBLE DRAINS, SEWERS, TELEPHONE, CABLE AND/OR ELECTRIC LINES WERE FOUND TO EXIST UPON OR CROSS THE SUBJECT PROPERTY AS INDICATED.
(II) VISIBLE, ABOVE-GROUND SPRINGS, STREAMS, RIVERS, PONDS, LAKES, SWAMPS OR DRAINAGE DITCHES LOCATED, BORDERING ON OR RUNNING THROUGH THE PROPERTY. VISIBLE STORM WATER AND SANITARY PIPING, MANHOLES AND CATCH BASINS WERE FOUND TO EXIST ON OR ADJACENT TO THE PROPERTY AS INDICATED.
(III) VISIBLE, ABOVE-GROUND CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON THE PROPERTY: NONE OBSERVED.
(IV) VISIBLE, ABOVE-GROUND TELEPHONE, TELEGRAPH, ELECTRIC POWER OR OTHER UTILITY POLES, WIRES, LINES OR TRANSFORMERS OVERHANGING OR CROSSING OR LOCATED ON THE PROPERTY. VISIBLE ABOVE-GROUND ELECTRIC, TELEPHONE AND CABLE LINES AND APPURTENANCES WERE FOUND TO CROSS THE PROPERTY AS INDICATED.
(V) JOINT DRIVEWAYS OR WALKWAYS AND PARTY WALLS OR RIGHTS OF SUPPORT AFFECTING THE PROPERTY: NONE OBSERVED.
(VI) ENCROACHMENTS, PROTRUSIONS, OVERLAPS, OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY EXISTING UPON ANY EASEMENTS ENCUMBERING OR APPURTENANT TO THE PROPERTY, ANY RIGHTS-OF-WAY, OR ADJACENT LAND: NONE OBSERVED.
(VII) ENCROACHMENTS, PROTRUSIONS, OVERLAPS, OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJACENT LAND EXISTING UPON THE PROPERTY OR ANY EASEMENT ENCUMBERING OR APPURTENANT TO THE PROPERTY: NONE OBSERVED.
(VIII) PHYSICAL EVIDENCE OF BOUNDARY LINES OF THE PROPERTY: NUMEROUS IRON PINS AND SURVEY MONUMENTS WERE FOUND AS INDICATED.
(IX) PROPOSED CHANGES IN STREET LINES: AS INDICATED.
(X) DISPUTED BOUNDARIES: NONE FOUND.
(XI) CURBING AND CURB CUTS: CURBING WAS FOUND ON STELZER AND MCCUTCHEON ROADS AS INDICATED.
K. THE PREMISES ARE IN LC-4 ZONING DISTRICT, WHICH ALLOW THE CURRENT USE OF THE PREMISES.
L. THE FOLLOWING PROVISIONS OF THE LC-4 ZONING ORDINANCE APPLY TO THE PREMISES:
1. BUILDING SETBACKS FRONT: 50' (MCCUTCHEON), 60' (STELZER)
SIDE: 0'
REAR: 0'
PAVEMENT SETBACKS ALL: 20'
2. MAXIMUM HEIGHT: NOT SPECIFIED
MAXIMUM BULK COVERAGE: NOT SPECIFIED
MAXIMUM AREA COVERAGE: 80%
3. MINIMUM LOT SIZE: NOT SPECIFIED
MINIMUM FRONTAGE: NOT SPECIFIED
4. ON-SITE PARKING REQUIREMENTS: CONDITIONAL ON DEVELOPMENT TYPE.
5. NO LIMITATION ON NUMBER OF DWELLING UNITS: NOT SPECIFIED.
6. OTHER:

THE UNDERSIGNED HAS EXAMINED THE ABOVE PROVISIONS AND ALL OTHER AVAILABLE MATERIALS RELATIVE TO THOSE TYPES OF RESTRICTIONS AND REQUIREMENTS SOMETIMES REFERRED TO AS USE, DIMENSIONAL, BULK AND PARKING RESTRICTIONS AND REQUIREMENTS WHICH RELATED TO THE PREMISES AND HAS DETERMINED THAT THE SURVEY AND THE EXISTING IMPROVEMENTS SHOWN THEREON CONFORM TO ALL OF THE RESTRICTIONS AND REQUIREMENTS WHICH ARE APPLICABLE TO THE PREMISES UNDER THE TERMS OF THE APPLICABLE ZONING ORDINANCE.
M. THE PREMISES SHOWN ON THE SURVEY HAS ACCESS TO AND FROM A DEDICATED PUBLIC ROADWAY CONTIGUOUS TO THE PREMISES, WHICH ACCESS BETWEEN THE PREMISES AND SAID ROADWAY AS SHOWN UPON SAID SURVEY EXISTS WITHOUT ACCESS RESTRICTION AND IS SUFFICIENT TO MEET THE REASONABLE NEEDS OF THE CURRENT OR PROPOSED USE, AS THE CASE MAY BE, OF THE PREMISES AND ALL APPLICABLE REQUIREMENTS OF PUBLIC AUTHORITIES.
N. WATER SUPPLY, SANITARY WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRICITY, GAS AND OTHER UTILITIES ARE AVAILABLE IN ADEQUATE QUANTITIES AT THE LOT LINES (OR BEYOND) OF THE PREMISES AT THE LOCATIONS INDICATED ON THE FOREGOING SURVEY, AND THE BUILDING IMPROVEMENTS WILL BE CONNECTED AND TIED INTO THE SAME.
O. ALL EASEMENTS AND OTHER RIGHTS IN THE PREMISES APPEARING IN THE TITLE REPORT SUBMITTED TO THE UNDERSIGNED WHICH ARE CAPABLE OF LOCATION ON A SURVEY HAVE BEEN LOCATED ON THE SURVEY OR OTHERWISE NOTED. UNLESS OTHERWISE SHOWN AND DETAINED ON THE SURVEY, NO EASEMENTS OVER LAND OF OTHERS ARE REQUIRED FOR:
(I) ACCESS TO AND EGRESS FROM THE PREMISES.
(II) DRAINAGE OF SURFACE OR OTHER WATER OFF THE PREMISE.
(III) ANY UTILITIES WHICH SERVE THE PREMISES AND SAID IMPROVEMENTS, SUCH AS WATER, ELECTRICITY, GAS AND TELEPHONE, OR
(IV) STORM SEWER AND SANITARY SEWER FACILITIES SERVING THE PREMISES AND SAID IMPROVEMENTS. NO OFF-SITE EASEMENTS ARE REQUIRED OVER THE LAND OF OTHERS TO SERVE THE PREMISES AND SAID IMPROVEMENTS, OR IF SUCH OFF-SITE EASEMENTS ARE REQUIRED, THEY ARE SHOWN ON THE SURVEY.
P. AS OF THE DATE OF THE SURVEY, THE PREMISES DOES NOT LIE WITHIN ANY MAPPED FLOOD PLAIN OR FLOOD-PRONE AREA, OR A FLOOD PLAIN AREA HAVING SPECIAL FLOOD HAZARDS IDENTIFIED AS SUCH UNDER THE FLOOD DISASTER PROTECTION ACT OF 1973.
Q. THE UNDERSIGNED HAS REVIEWED THE MOST RECENT FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THE NATIONAL FLOOD INSURANCE PROGRAM APPLICABLE TO THE PREMISES AND HAS DETERMINED THE PREMISES TO BE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN).

P&L SYSTEMS, INC.

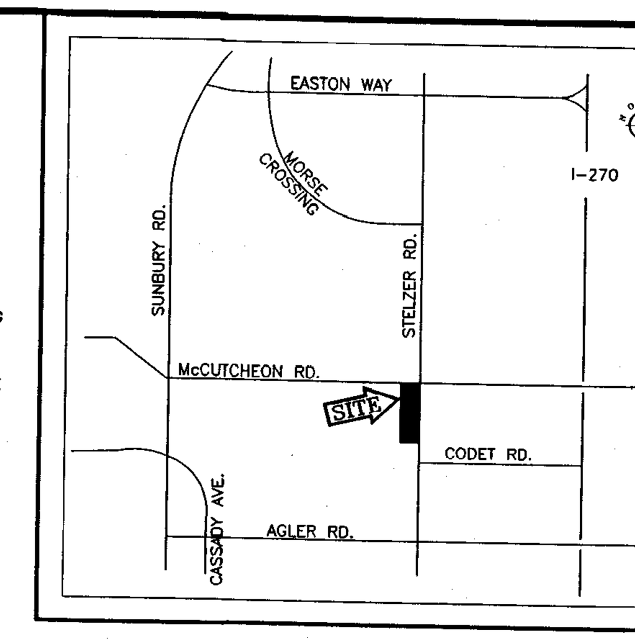
Dwight A. Tillis
SIGNATURE

S-7807
REGISTRATION NO.

6/15/05
DATE

STATE OF OHIO — DWIGHT A. TILLIS — 7807 — REGISTERED PROFESSIONAL SURVEYOR

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY



SITE LOCATION MAP

NOT TO SCALE

40 20 0 40 80

SCALE : 1" = 40'

LEGEND

Symbol	Description
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY LINE
SAN	SANITARY SEWER
ST	STORM SEWER
W	WATER LINE
GAS	GAS LINE
OHE	OVERHEAD ELECTRIC
UEL	UNDERGROUND ELECTRIC
X X	FENCE
1255	EX. CONTOURS
	MANHOLE
	RAILROAD SPIKE (FOUND)
	GAS VALVE
	EXISTING TREES
×837.5	GRADE ELEVATION
	IRON PIN SET (3/4" O.D., 30" LONG HOLLOW IRON PIPE W/YELLOW PLASTIC CAP STAMPED "P&L SYST"
	IRON PIN FOUND (GOOD CONDITION UNLESS OTHERWISE NOTED)
	CATCH BASIN
	FIRE HYDRANT
	UTILITY POLE
	LIGHT POLE
	WATER VALVE
	BENCHMARK
	P.K. NAIL (FOUND)
E/P	EXIST. EDGE OF PAV'T.
	GUY WIRE
	SIGN
	GAS LINE MARKER
	CURB INLET
(R)	RECORD
(M)	MEASURED

P & L Systems, Inc.
Surveyors • Engineers
Planners
171 Charring Cross Dr.
Westerville, Ohio 43081
Phone: (614) 891-4970
Fax: (614) 891-4984

Developer/Client
SKILKEN PROPERTIES
4270 MORSE ROAD
COLUMBUS, OH 43230
TEL: (614) 418-3100

Project Name and Address
ALTA /ACSM LAND TITLE SURVEY FOR McCUTCHEON ROAD & STELZER ROAD COLUMBUS, OHIO

Revisions
APRIL 28, 2005-CONTOURS, PROPOSED STORM & SANITARY EASEMENTS,
NOTES 9,12 & 15, MISC.
JUNE 15, 2005-PROP. SAN. ESMT., NOTES 10, 13, 14 & 21 & ASSOC. ESMTS, RW & MISC.

Date: APRIL 14, 2005
Scale: 1" = 40'
Dwg. Title: ALTA SURVEY
Sheet: 1-1