

**GENERAL NOTES:**

- This survey shows the easements that were listed in the title commitment issued by Title First Agency, Number 1311671.
- This survey does not represent all underground utilities that may affect the subject parcel.
- All iron pins set are 3/4 inch iron pins, 30 inches in length, with a yellow cap bearing the name "R. D. Zande".

**BASIS OF BEARINGS:**

Bearings are based on the bearing of South 08° 07' 11" East for the westerly right-of-way line of Milton Street, as determined by a GPS network of field observations performed in August 2006. Ohio State Plane Coordinate system, South Zone, 1986 adjustment.

**BENCHMARKS:**

- BM-1 Northeast corner of concrete base for light pole, south side of Gay Street, 75' +/- West of Sixth Street. ELEV. = 762.99 NAV88
- BM-2 Southwest corner of concrete base for light pole, south side of Gay Street, 70' +/- East of centerline of Fifth Street. ELEV. = 757.50 NAV88
- BM-3 Top of arrow bolt for hydrant at southwest corner of Gay Street and Young Street, ("+" cut on top of bolt). ELEV. = 756.40 NAV88
- BM-4 Top of northeast corner of slate wall with iron fence at southwest corner of Fourth Street and Elm Street. ELEV. = 755.81 NAV88
- BM-5 Top of southeast corner of concrete light pole at northeast corner of Long Street and Fifth Street (Fifth Street north of Long Street) (40' +/- east of centerline of Fifth Street) ELEV. = 756.01 NAV88
- BM-6 Southeast corner of concrete base for light pole, east side of Neilston Street at northeast corner of Neilston and Long Street. ELEV. = 761.14 NAV88

**ZONING NOTE:**

The subject property is currently zoned DD Downtown District, according to the City of Columbus One Stop Shop Zoning.

**FLOOD NOTE:**

The subject property lies in Zone X (area determined to be outside the 500 year flood plain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), Number 39049C0255H, with an effective date of March 16, 2004, 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.

**NOTES PER TITLE COMMITMENT:**

The following Item numbers are per Schedule B - Section 2 of the title commitment issued by Title First Agency, Number 1311671 with an effective date of September 6, 2006 at 7:59 A.M. Encumbrances recorded after September 6, 2006 are not shown on this plat.

- ITEM 15 - Right to construct and maintain one covered area under sidewalk to M.C. Lilley Company from the City of Columbus, Miscellaneous 8, Page 290, is within the existing right-of-way of Sixth Street and benefits the subject parcel. Exact location not specified.
- ITEM 16 - Reservation of easement to Edward C. Turner, Deed Book 1176, Page 530, to receive heat, water and electric, affects subject parcel, but can not be platted, no location specified.

**DESCRIPTION**

DESCRIPTION OF A 0.782 ACRE TRACT CITY OF COLUMBUS FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 25, Township 5, Range 19, Refugee Lands, and being all of Lots 74, 75, 76, 77 and 78, part of Lots 17, 18, 19, 20 of Kelley Place Addition to the City of Columbus, a subdivision of record in Plat Book 3, Page 238 and all of that 14 foot wide alley vacated by the City of Columbus Ordinance Number 1529-62, the aforementioned being all of Parcel No. 1 and Parcel No. 2 as conveyed to Earl L. Hamilton, as administrator WWA of the Estate of Dorothy F. Fowler and Ned B. Herriott by deed of record in Instrument Number 199807150177172 and Bank One Trust Company, N.A., Trustee of The Dorothy F. Fowler Trust by deed of record in Instrument Number 199811050264533 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a drill hole set at the northwesterly corner of said Lot 74 and being the southerly right-of-way line of a 14 foot wide alley;

Thence North 81° 52' 14" East, a distance of 125.35 feet, along the southerly right-of-way line of a 14 foot wide alley, the northerly line of said Lot 74 to a point on the westerly line of Milton Street (14 feet in width), said point being referenced by a 3/4 inch iron pin found, 0.12 feet east;

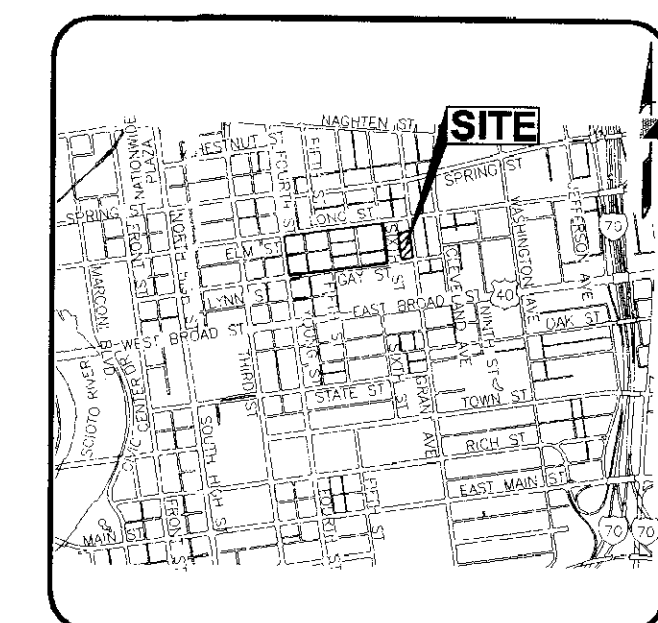
Thence South 08° 07' 11" East, a distance of 272.23 feet, along the westerly right-of-way line of said Milton Street and the easterly line of said Lots 74, 75, 76, 77 and 78 and the easterly line of said 14 foot vacated alley and the easterly line of said Lot 20, passing a 3/4 inch iron pin found at 76.11 feet (1.13 feet north, 0.76 feet east) to a point at the intersection of the westerly right-of-way line of Milton Street and the northerly right-of-way line of Gay Street (width varies), and being referenced by a 3/4 inch iron pin found 1.09 feet north, 0.25 feet west;

Thence South 81° 52' 14" West, a distance of 124.79 feet, along the northerly right-of-way line of Gay Street; and crossing said Lots 20, 19, 18 and 17 along the northerly right-of-way line as established by City of Columbus Ordinance Numbers 35118 and 35297 to a drill hole set on the easterly right-of-way line of Sixth Street;

Thence North 08° 14' 17" West, a distance of 272.23 feet, along the easterly right-of-way line of Sixth Street and the easterly line of said Lot 17 and the westerly line of said 14 foot vacated alley and the westerly line of said Lots 78, 77, 76, 75 and 74 to the POINT OF BEGINNING, containing 0.782 acres more or less.

- (26) STM MH TC=764.87  
12" CLAY W INV=757.27  
12" CLAY E INV=757.24  
10" CLAY SE INV=757.12  
TOP CONC INV=758.17
- (36) CI TC=764.25  
12" CLAY TOP 90° BEND W INV=761.65  
6" INV=760.95  
6" CLAY S INV=761.75  
BOTTOM INV=758.41
- (43) SAN MH TC=767.35  
12" CLAY NW INV=761.80  
12" CLAY SE INV=761.68  
TOP CONC INV=762.70
- (61) ELEC MH TC=764.45  
BOTTOM INV=756.35
- (62) ELEC MH TC=764.38  
BOTTOM INV=754.23
- (63) ELEC MH TC=764.40  
BOTTOM INV=753.54
- (65) ELEC MH TC=766.80  
BOTTOM INV=757.10
- (85) TELE MH TC=765.01  
BOTTOM INV=752.31
- (86) 2X2 CB TC=768.44  
FENCE ON TOP OF LID  
UNABLE TO OPEN

- (A) BANK ONE TRUST COMPANY, TRUSTEE OF THE DOROTHY F. FOWLER TRUST  
41% INTEREST  
INST. 199811050284533  
NED B. HERRIOTT  
59% INTEREST  
INST. 199807150177172
- (B) FAITH MISSION INC.  
O.R. 14469 J18  
LOTS 35-36
- (C) FAITH HOUSING INC.  
INST. 199707030039639  
LOT 34
- (D) FAITH HOUSING INC.  
O.R. 33306 I20  
LOT 33



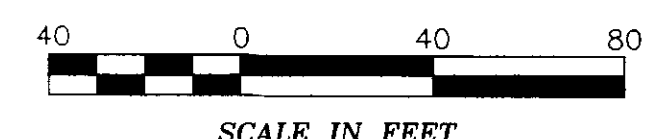
VICINITY MAP (NOT TO SCALE)

**LEGEND**

- IPF Iron Pin Found
- ▲ IRPS Railroad Spike Found
- △ RRSS Railroad Spike Set
- PKNF PK Nail Found
- Light Pole
- Power Pole
- Guy Wire
- Guy Pole
- Electric Transformer
- 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
- ★ CGSS Cotton Gin Spike Set
- MON Monument Box Found
- CMF Concrete Right-of-way Monument Found
- Stone Stone Found
- Sign
- Mailbox
- Water Valve
- Water Tap
- Water Meter
- Water Meter Pit
- Fire Hydrant
- Downspout
- Test Bore
- Benchmark
- Railroad Stop Block
- Monitor Well
- Handicap Parking Space
- ST — Storm Sewer Line
- SS — Sanitary Sewer Line
- G — Gas Line
- W — Water Line
- T — Underground Telephone Line
- E — Underground Electric Line
- OH — Overhead Utility Line
- Fence

**TREE LEGEND**

- Deciduous trees
- Coniferous trees



SCALE IN FEET

ALTA/ACSM SURVEY OF  
**0.782 ACRES**

LYING IN  
KELLEY PLACE ADDITION TO THE CITY OF COLUMBUS  
HALF SECTION 25, TOWNSHIP 5, RANGE 22  
**REFUGEE LANDS**

Scale: 1 inch = 40 Feet

PREPARED BY:

**R.D.Zande & Associates**

1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4383 1-800-340-2743  
FAX (614) 486-4387

R. D. ZANDE & ASSOCIATES, INC.

*Robert J. Sands*  
ROBERT J. SANDS P.S.  
Professional Surveyor No. S-8053  
10/11/06  
DATE

ALL RIGHTS RESERVED. ALL RIGHTS, RESERVATIONS, COMPUTER FILES, HARDWARE, SOFTWARE, DOCUMENTS AND OTHER ITEMS PREPARED BY R.D. ZANDE & ASSOCIATES, INC. (ZANDE) AND INSTRUMENTS OR SERVICES AND REMAIN THE PROPERTY OF ZANDE. THE USE OF THESE ITEMS BY ZANDE'S CLIENT IS SUBJECT TO ALL OF THE TERMS, CONDITIONS AND LIMITATIONS SET FORTH IN THE AGREEMENT BETWEEN SUCH CLIENT AND ZANDE. ADDITIONAL USE IS PROHIBITED WITHOUT A WRITTEN CONSENT OF ZANDE.  
R:\75881\Survey\DWG\75881-HERRIOTT-ALTA.dwg Layout1 Oct 11, 2006 6:51:44am chr/srbrown