

ZONING

L-C-4 LIMITED COMMERCIAL DISTRICT (REZONING No. Z00-084)
 BUILDING SETBACK FROM I-670 AND CASSADY 50 FEET
 PARKING SETBACK FROM I-670 AND CASSADY 25 FEET

FLOOD NOTE

THE AREA SHOWN HEREON IS LOCATED IN FLOOD ZONE "X"
 ACCORDING TO F.E.M.A. MAP PANEL No. 39049C0260G, DATED AUGUST 2, 1995.

UTILITY NOTE

UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATED BY
 COMBINING RECORDS AND FIELD LOCATIONS OF ABOVE GROUND
 FEATURES AND SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.

TITLE NOTES

- 1) This survey was prepared with the benefit of the title commitment prepared by Lawyers Title Insurance Corporation, Commitment Number 06-32513, with an effective date of July 24, 2006. The following item is from Schedule B - Section II of said commitment:
 - Item 8) Easement of record in Deed Book 826, Page 225 does not apply to subject property located in Cassady Ave. right-of-way.
 - Item 9) Easement of record in Deed Book 1225, Page 155 does not apply to subject property.
 - Item 10) Easement of record in Deed Book 1754, Page 68 does not apply to subject property.
 - Item 11) Easement of record in Deed Book 2412, Page 421 does not apply to subject property.
 - Item 12) Easement of record in Official Record Volume 15596, Page J19 does apply to subject property and is a blanket easement.
 - Item 13) Easement of record in Instrument No. 200410080235372 does apply to subject property.
 - Item 14) Easement and Right of way of record in Instrument No. 200507270149318 does apply to subject property and is plotted.
 - Item 15) Easement of record in Instrument No. 200603310060646 does not apply to subject property.
 - Item 16) Easement of record in Instrument No. 200605010081206 does not apply to subject property.
 - Item 17) Declaration of Restrictions and Easements of record in Instrument No. 2006050100801200 modified by a Corrected Declaration of Restrictions and Easements, recorded in Instrument No. 200508050157930 and amended by First Amendment to Declaration of Restrictions and Easements of record in Instrument No. 2006050100801200 does apply to subject property and is plotted.
 - Item 18) Declaration of Restrictions of record in Instrument No. 200508050157932 does apply to subject property.
 - Item 19) Declaration of Restrictions of record in Instrument No. 200606230122585 does not apply to subject property.
 - Item 20) Consent and Approval of Curbscuts and Access Points of record in Instrument No. 200605040084696 does not apply to subject property.

DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 3, Township 1, Range 17, United States Military Lands, being 2.016 acres of that original 35.689 acre tract as described in a deed to Cassady Retail Ventures, LTD, of record in Instrument Number 200203140066897, all references to records herein being to those of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the easterly right-of-way line of Cassady Avenue and the northerly right-of-way of Interstate I-670, said iron pin being located at the southeasterly corner of that 1.385 acre tract as described in a deed to the City of Columbus, of record in Instrument No. 200407140163519;

Thence along the easterly right-of-way line of Cassady Avenue and the easterly perimeter of said 1.385 acre tract the following courses:

1. North 42° 14' 12" West, a distance of 28.07 feet, to an iron pin set;
2. North 03° 12' 08" East, a distance of 133.62 feet to an iron pin set;
3. North 03° 09' 56" East, a distance of 188.75 feet to an iron pin set;

Thence through said 35.689 acre tract with a new division line the following courses:

1. South 86° 50' 04" East, a distance of 260.00 feet to an iron pin set;
2. South 41° 50' 04" East, a distance of 21.21 feet, to an iron pin set;
3. South 3° 09' 56" West, 236.54 feet, to an iron pin set in the southerly perimeter of said 35.689 acre tract and in a northerly right-of-way of Interstate I-670;

Thence South 57° 59' 06" West, along said southerly perimeter and said northerly right-of-way line, a distance of 153.84 feet to an iron pin set;

Thence North 87° 40' 33" West, continuing along said southerly perimeter and said northerly right-of-way line, a distance of 129.37 feet to the TRUE PLACE OF BEGINNING and containing 2.016 acres of land.

Bearings herein are based on the centerline of Cassady Avenue being North 3° 09' 56" East as shown on the State of Ohio Department of Transportation's Right-of-Way Plan FRA-670-3 93-AA Sheet 17 of 20.

Iron Pins set consist of a 1" (O.D.) pipe, 30" long with a plastic cap inscribed "M-E Companies/ S-6872".

BENCH MARKS

City of Columbus Bench Mark No. 37-82
 Aluminum Plate in concrete monument located at the intersection of Old Johnstown Road and 17TH Avenue.

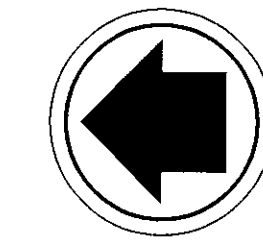
Elev.= 817.292 (NAVD 88)

BM#1 Railroad spike in utility pole located 200 feet north of the exit ramp to I-670 and 40 feet east of Cassady Road.

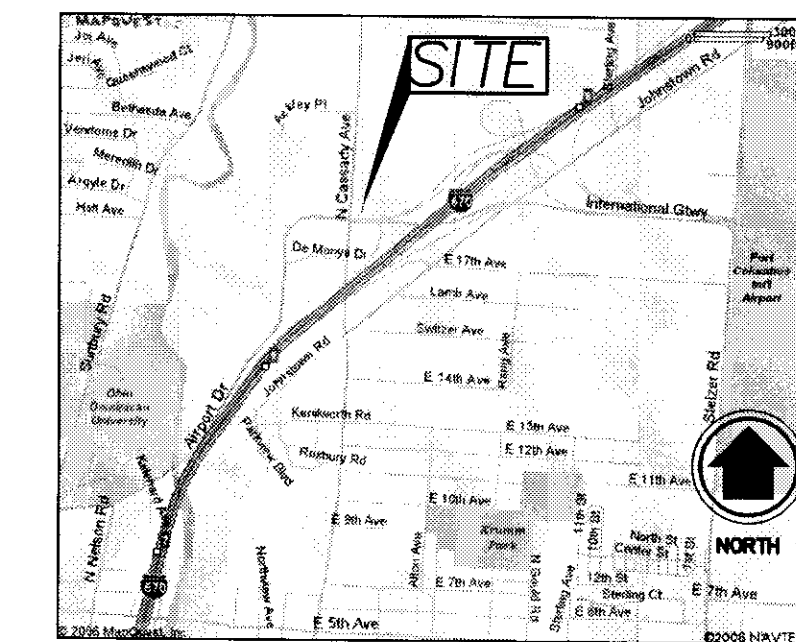
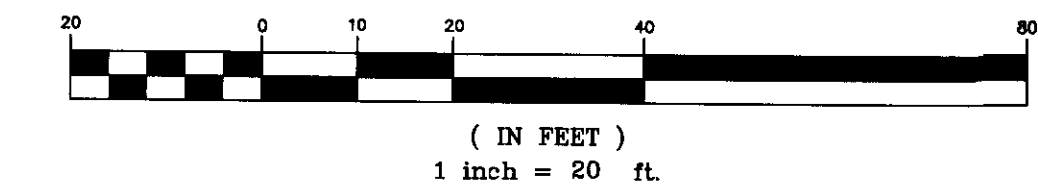
Elev.=819.66

BM#2 West bolt on fire hydrant located and the east side of the service road at the north entrance to the AmeriHost Motel.

Elev.=822.89



NORTH
 GRAPHIC SCALE



LOCATION MAP
 LATITUDE = 40°00'01" NORTH
 LONGITUDE = 82°55'46" WEST

CERTIFICATION

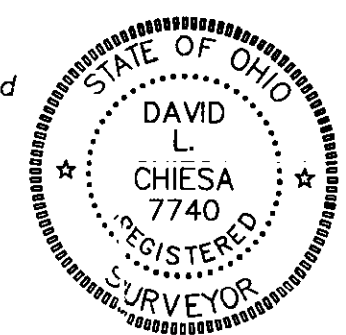
TO: Speedway Superamerica LLC & Lawyers Title Insurance Company

I hereby certify that the foregoing map was prepared from an actual survey of the premises made under my supervision; that the same shows the location of the boundaries, and all improvements thereon; that the dimensions of the improvements and the location thereof with respect to the boundaries are shown; that there are no encroachments by improvements appurtenant to adjoining premises upon subject premises, nor from subject premises unless shown on the plat; and that any easements apparent from a visual inspection are delineated thereon.

The foregoing survey may be used by Lawyers Title Insurance Company for the purpose of deleting the standard exception appearing in the title policy regarding the survey.

This survey was made in accordance with the minimum standard requirements for land surveys in the State of Ohio and meets all requirements with regards to minimum angle, distance and closure for this class of survey.

David L. Chesa 10/10/06
 Licensed Surveyor Date



UTILITY COMPANIES

COLUMBUS & SOUTHERN POWER
 4500 S. HAMILTON SQUARE
 GROVEPORT, OHIO 43125
 1-800-277-2177

SBC
 BURIED WIRE DIVISION
 1-800-362-2764

INSIGHT COMMUNICATIONS
 3770 LIVINGSTON AVE.
 COLUMBUS, OHIO
 235-6157

COLUMBIA GAS
 200 CIVIC DRIVE
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WARNING
 THE CITY OF COLUMBUS IS NOT A MEMBER OF
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 BEFORE YOU EXCAVATE!
 FAX THESE CITY OF COLUMBUS UTILITY
 DIVISIONS WITH YOUR MARKING REQUEST:
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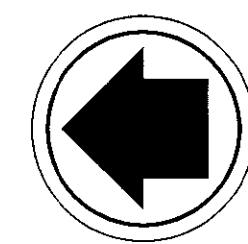
FIELD	PM	DRAWN
JK	DC	DC
SCALE	HORIZ. 1"=20' VERT.	
JOB	06-259	
DATE	AUGUST 2006	
SHEET NO.	2/2	

ALTA/ACSM SURVEY
 SPEEDWAY STATION

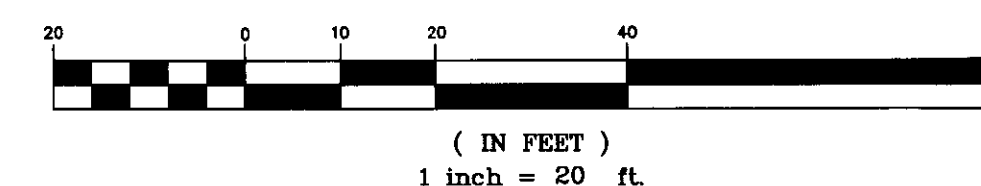
CASSADY AVENUE & AIRPORT DRIVE
 COLUMBUS, OHIO
 FRANKLIN COUNTY

UNIT NO. 100913





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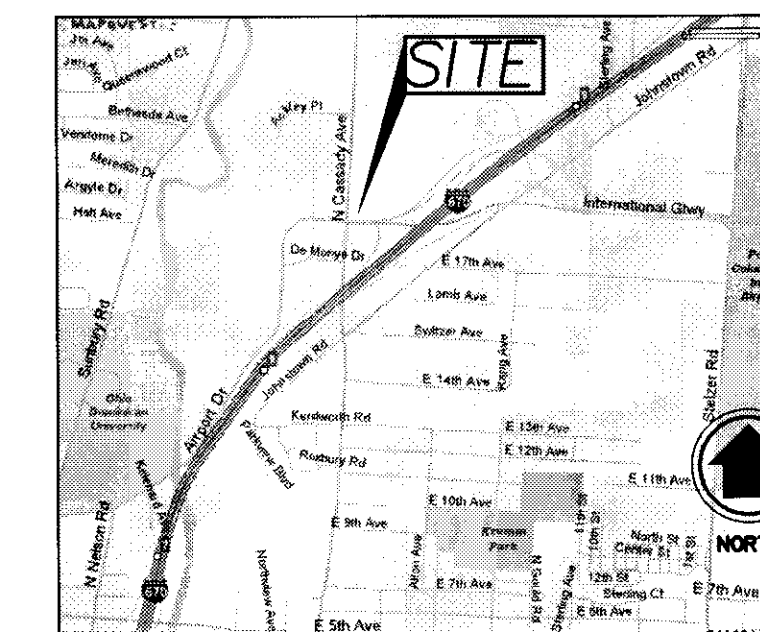
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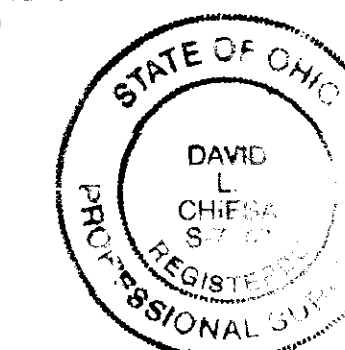
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Licensed Surveyor Date



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COLUMBUS, OHIO
235-6157

COLUMBIA GAS
200 CIVIC DRIVE
COLUMBUS, OHIO
1-800-440-6111



SURVEY Group
635 Brookedge Boulevard
Westerville, OH 43081
614-818-4900 Ext. 225
Fax 818-4902

REV. 10/31/06

FIELD	PM	DRAWN
JK	DC	DC
SCALE	HORIZ. 1"=20' VERT.	
JOB	06-259	
DATE	AUGUST 2006	
SHEET NO.	2/2	

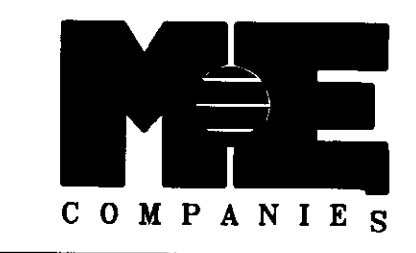
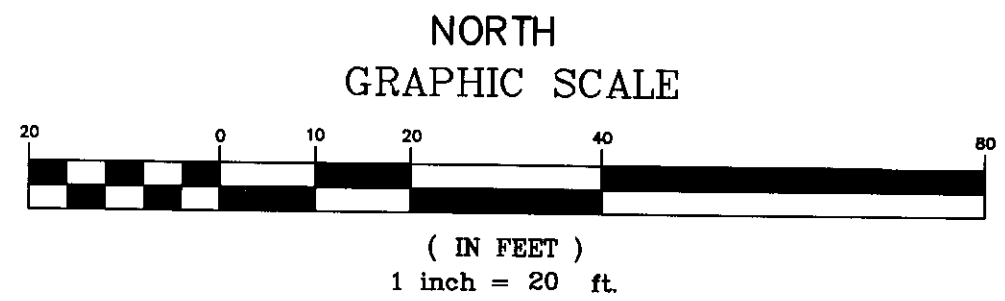
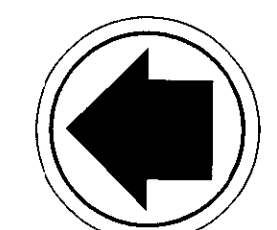
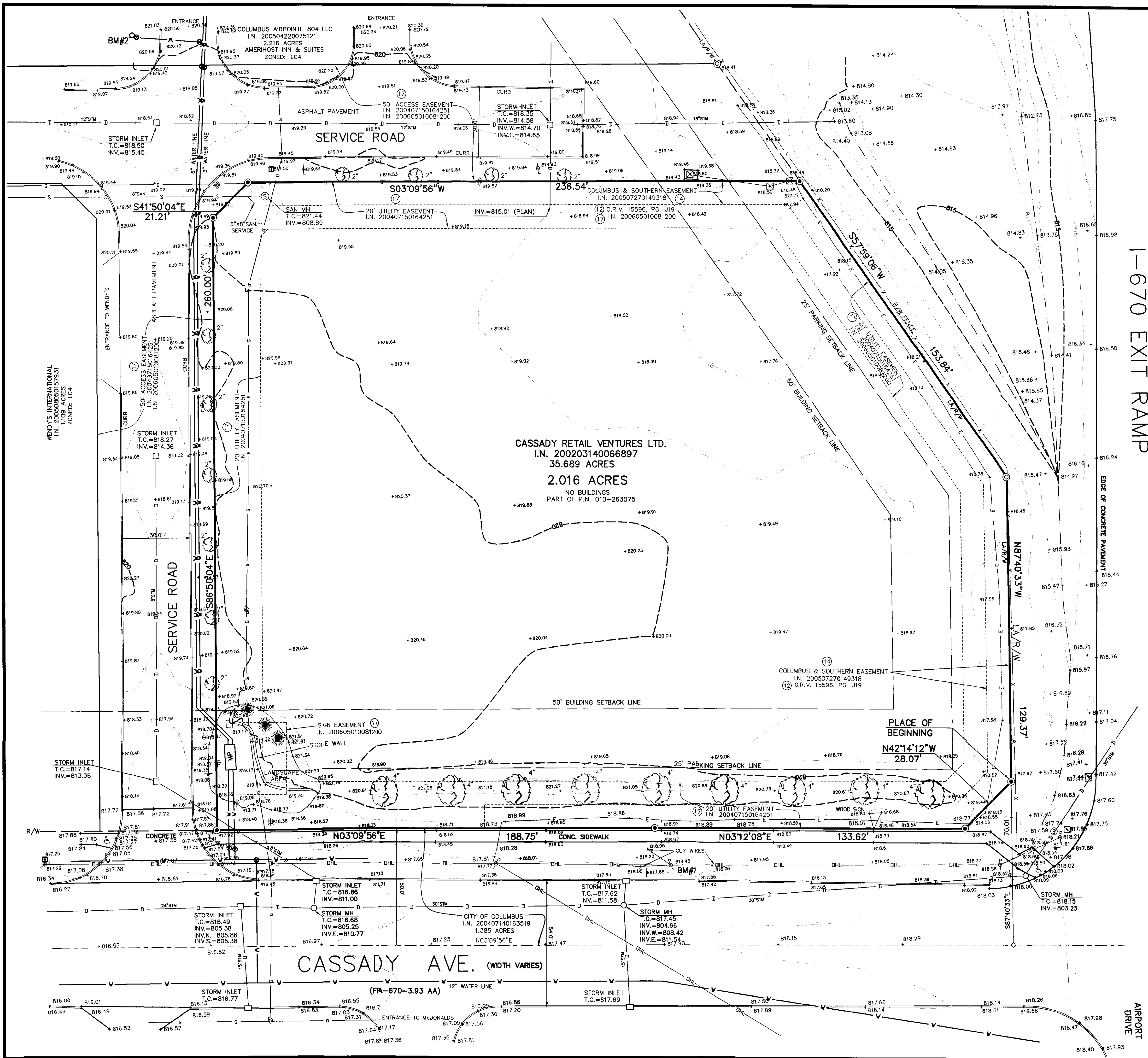
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SPEEDWAY STATION

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COLUMBUS, OHIO
FRANKLIN COUNTY

UNIT NO. 100913





SURVEY Group
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Westerville, OH 43081
614-818-4900 Ext. 225
Fax 614-4902

LEGEND

□	STORM SEWER INLET	○	LIGHT POLE	⊠	ELECTRIC TRANSFER
⊙	SANITARY MANHOLE	⊕	UTILITY POLE	—	UNDERGROUND TELEPHONE
—	WATERLINE	⊖	HC RAMP	⊠	TELEPHONE BOX
—	SANITARY SEWER	⊕	SIGN	⊠	FIRE HYDRANT
—	STORM SEWER	—	UNDERGROUND ELECTRIC	⊠	WATER LINE METER PIT
—	GAS LINE	⊕	GAS LINE MARKER	⊕	WELL
⊙	IRON PIN FOUND	⊕	IRON PIN SET	⊕	TRAFFIC LIGHT POLE
⊙	RAILROAD SPIKE FOUND	⊕	GAS METER	⊠	TRAFFIC CONTROL BOX
⊙	BOLLARD	⊕	ELECTRIC BOX	⊕	GAS TAP
⊕	WATER VALVE	⊕	WATER LINE METER	⊕	"BM" BENCH MARK
⊕	WATER LINE TAP				

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