

LOCATION MAP  
No Scale

MISCELLANEOUS NOTES

DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DETECT ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, PUMP OR ANY KIND OF SANITARY LAND FILL.

ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES AND/OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

THE LAND DESCRIBED HEREON IS THE SAME AS CONTAINED IN SCHEDULE A OF THE TITLE COMMITMENT AS ISSUED BY LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. CT 4038, EFFECTIVE DATE JUNE 11, 2001 AT 8:00 A.M.

PARCELS I AND II AS SHOWN HEREON ARE CONTIGUOUS, AND CONTAIN NO GAPS OR OVERLAPS.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP (FIRM) NO. 0290 G WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 FOR COMMUNITY NO. 39049 C, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATEMENT OF ENCROACHMENTS

☐ NONE APPARENT

NOTES CORRESPONDING TO SCHEDULE B OF COMMITMENT No. 00061592

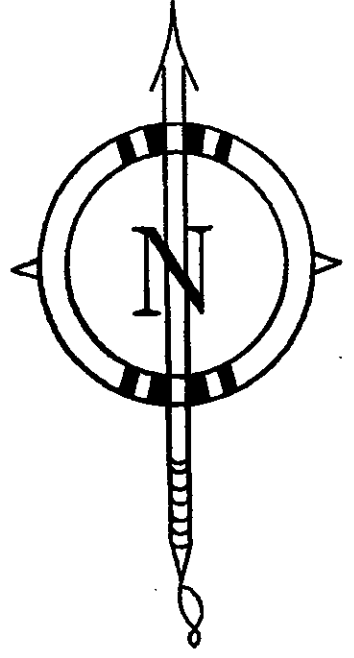
5. Easement to Ohio-Midland Light and Power Company of record in Deed Book 1071, Page 335 (as to Parcel I). Permission to operate and maintain a transmission line "...along the highway...". Unable to plot exact location based on insufficient information in supplied document.
6. Bill of Sale to Ohio-Midland Light and Power Company of record in Deed Book 1072, Page 69 (as to Parcel I). Purchase of an electric transmission line along with all rights-of-way which previously existed for the line. Unable to plot exact location based on insufficient information in supplied document.
7. Easement to Ohio-Midland Light and Power Company of record in Deed Book 1071, Page 364 (as to Parcel II). Permission to operate and maintain a transmission line "...along the highway...". Unable to plot exact location based on insufficient information in supplied document.
8. Easement to Columbus Southern Power Company of record in Official Record Volume 30802, Page C10 (as to Parcel II). Easement for "...electric, other energy or communication purposes...". Does not affect subject property as shown hereon.
9. Sewer easement to the City of Columbus of record in Instrument Number 200104130077871 (as to Parcel II). Affects subject property as shown hereon.
10. Sewer easement to the City of Columbus of record in Instrument Number 200205210126523 (as to Parcel II). Affects subject property as shown hereon.
11. Oil and Gas Lease of record in Volume 146, Page 627; assigned in Lease Record 145, Page 629. Unable to determine effect on subject property due to an illegible document.
12. Oil and Gas Lease of record in Volume 163, Page 425; assigned in Lease Record 165, Page 119. Unable to determine effect on subject property due to an illegible document.

ZONING DATA

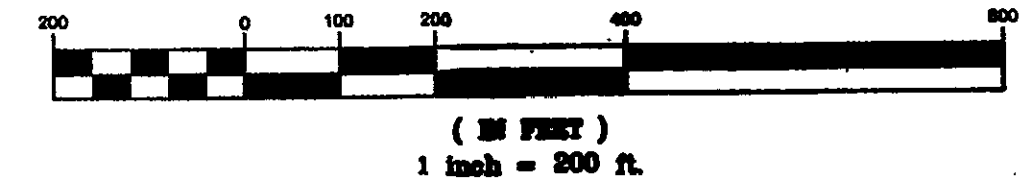
ZONING CLASSIFICATION: PUD-B, PLANNED UNIT DEVELOPMENT DISTRICT  
CPD, COMMERCIAL PLANNED DISTRICT

AREA OF CPD DISTRICT

ENTIRE REMAINING AREA OF SUBJECT PARCELS (I & II) PUD-B DISTRICT



GRAPHIC SCALE



ALTA / ACSM CERTIFICATION

TO:

The undersigned hereby certifies as of December 20, 2002 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by surveying calculation and the land area calculated is accurate. This survey correctly shows the size, location and type of all buildings, structures, drives and parking areas and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that all easements shown in Chicago Title Commitment No. 00061592 dated October 1, 2002 that affect the subject properties are shown thereon; that there is access to public ways; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure, or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 1999 and meets the accuracy requirements of an "Urban" Survey, as defined therein.

ADVANCED CIVIL DESIGN, INC.

*Douglas R. Hock* 1/23/03  
DOUGLAS R. HOCK DATE:  
PROFESSIONAL SURVEYOR NO. 7081



LEGAL DESCRIPTION

DESCRIPTION OF A 15.906 ACRE TRACT OF LAND

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the northeast quarter of Section 13, Township 11, Range 21, Congress Lands, being 15.906 acres out of a 63.660 acre tract of land deeded to Tiger Construction, Inc. in O.R. 29917, Page E02, said 15.906 acres being more particularly bounded and described as follows:

Beginning for Reference at a found Franklin County Monument (FCGS 9947), said monument being located N 04° 11' 19" E a distance of 323.11 feet from a stone found at the northeast corner of Section 13, the southeast corner of Section 12, said monument also being N 04° 11' 19" E a distance of 65.82 feet from a found Franklin County Monument (FCGS 9967), said monument also being the northeast corner of said 63.660 acre tract, the southeast corner of a 106.703 acre tract deeded to Franklin Jr. and Patricia J. Ickes in Deed Book 3114, Page 571, and in the westerly line of a 23.225 acre tract deeded to the Board of Park Commissioners of Columbus and Franklin County Metro Park District in Instrument #199901080006518;

Thence N 85° 49' 41" W along the northerly line of said 63.660 acre tract, the southerly line of said 106.703 acre tract a distance of 2882.13 feet to a point 0.52 feet east of a 3/4" iron pin found (no cap) in the easterly line of Gender Road (variable width) at the northwest corner of said 63.660 acre tract, the southwest corner of said 106.703 acre tract;

Thence S 04° 20' 29" W along the easterly line of said Gender Road, the westerly line of said 63.660 acre tract a distance of 327.57 feet to a point;

Thence S 04° 06' 56" W continuing along the easterly line of said Gender Road, the westerly line of said 63.660 acre tract a distance of 692.90 feet to an iron pin set, said iron pin being the TRUE PLACE OF BEGINNING for the tract herein to be described;

Thence the following fourteen (14) courses and distances across and through said 63.660 acre tract:

1. S 40° 51' 15" E a distance of 20.51 feet to an iron pin set;
2. S 85° 49' 41" E a distance of 69.24 feet to an iron pin set;
3. Along a curve to the left having a Radius of 320.00 feet, a Delta of 20° 24' 53", and a chord which bears N 83° 57' 52" E a distance of 113.41 feet;
4. Along a curve to the right having a Radius of 380.00 feet, a Delta of 20° 24' 53", and a chord which bears N 83° 57' 52" E a distance of 134.68 feet;
5. S 85° 49' 41" E a distance of 198.66 feet to an iron pin set;
6. N 04° 10' 19" E a distance of 227.00 feet to an iron pin set;
7. S 85° 49' 41" E a distance of 245.00 feet to an iron pin set;
8. N 04° 10' 19" E a distance of 195.00 feet to an iron pin set;
9. S 85° 49' 41" E a distance of 926.00 feet to an iron pin set;
10. S 04° 10' 19" W a distance of 22.42 feet to an iron pin set;
11. Along a curve to the right having a Radius of 650.00 feet, a Delta of 13° 31' 18", and a chord which bears S 72° 22' 47" E a distance of 153.04 feet;
12. Along a curve to the left having a Radius of 950.00 feet, a Delta of 11° 02' 51", and a chord which bears S 71° 08' 34" E a distance of 182.89 feet;
13. Along a curve to the left having a Radius of 396.00 feet, a Delta of 59° 14' 37", and a chord which bears S 28° 57' 15" E a distance of 391.46 feet;
14. S 04° 10' 19" W a distance of 42.17 feet to an iron pin set on the southerly line of said 63.660 acre tract, the northerly line of a 63.576 acre tract deeded to Henrietta Pfiesser in Instrument #200111020253526;

(Cont'd)

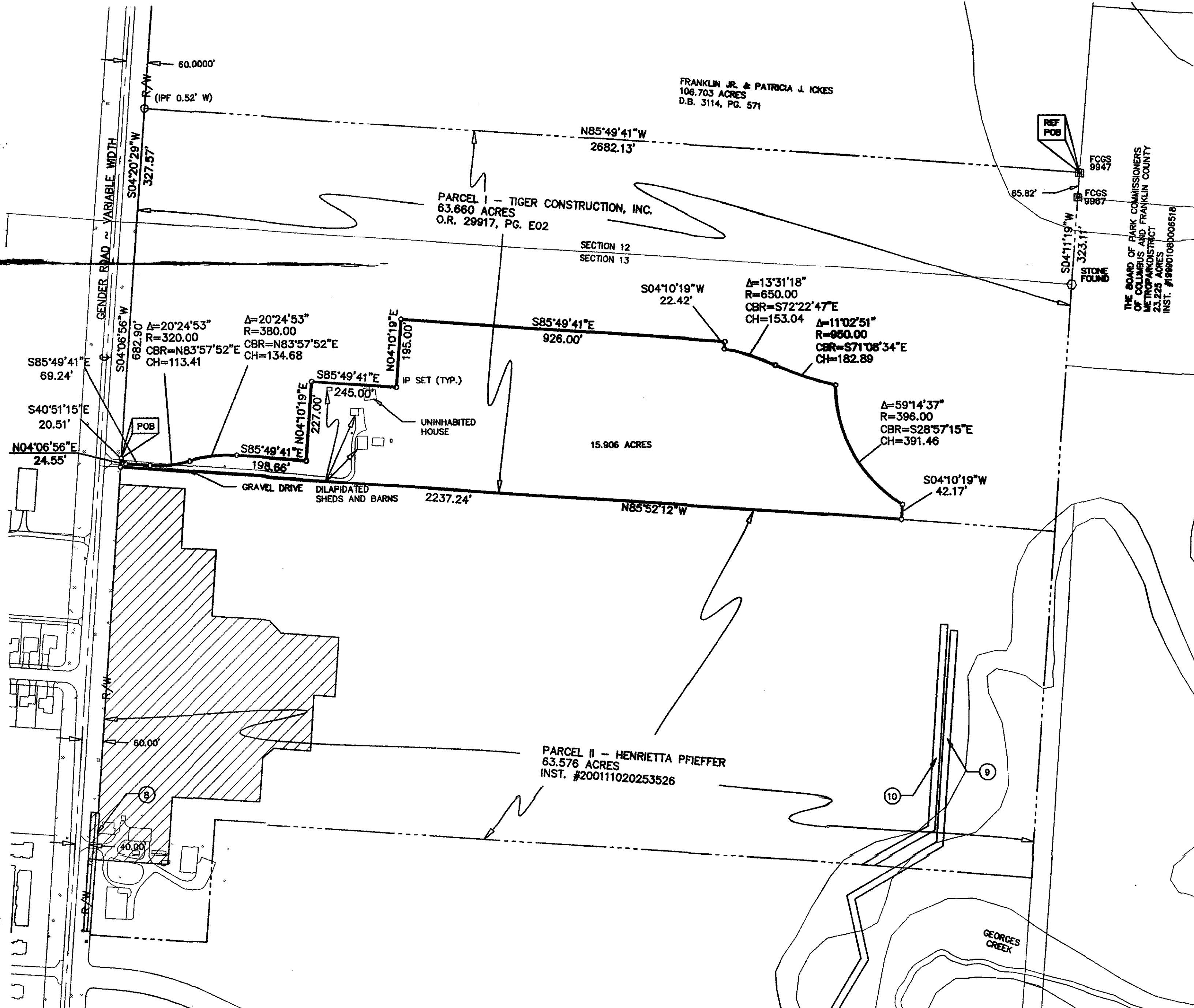
LEGAL DESCRIPTION

(Cont'd)

Thence N 85° 52' 12" W along the southerly line of said 63.576 acre tract, the northerly line of said 63.576 acre tract a distance of 2237.24 feet to an iron pin set in the easterly line of said Gender Road;

Thence N 04° 06' 56" E along the easterly line of said Gender Road a distance of 24.55 feet to the TRUE PLACE OF BEGINNING containing 15.906 acres, more or less, as calculated by the above courses. Subject, however, to all legal highways, easements, and restrictions of record. The above description was prepared from an actual field survey of the premises and was written by Douglas R. Hock, P.S. #7681 on January 23, 2002.

All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio. The Basis of Bearings used in this description was transferred from a GPS survey of Franklin County Monuments FCGS 2251, FCGS 9957, FCGS 9936, 10-693 and FCGS 9947 performed by the Franklin County Engineer's Office in 1991, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the centerline of Gender Road as N 04° 06' 56" W south of Section 13 of said Township and Range.



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