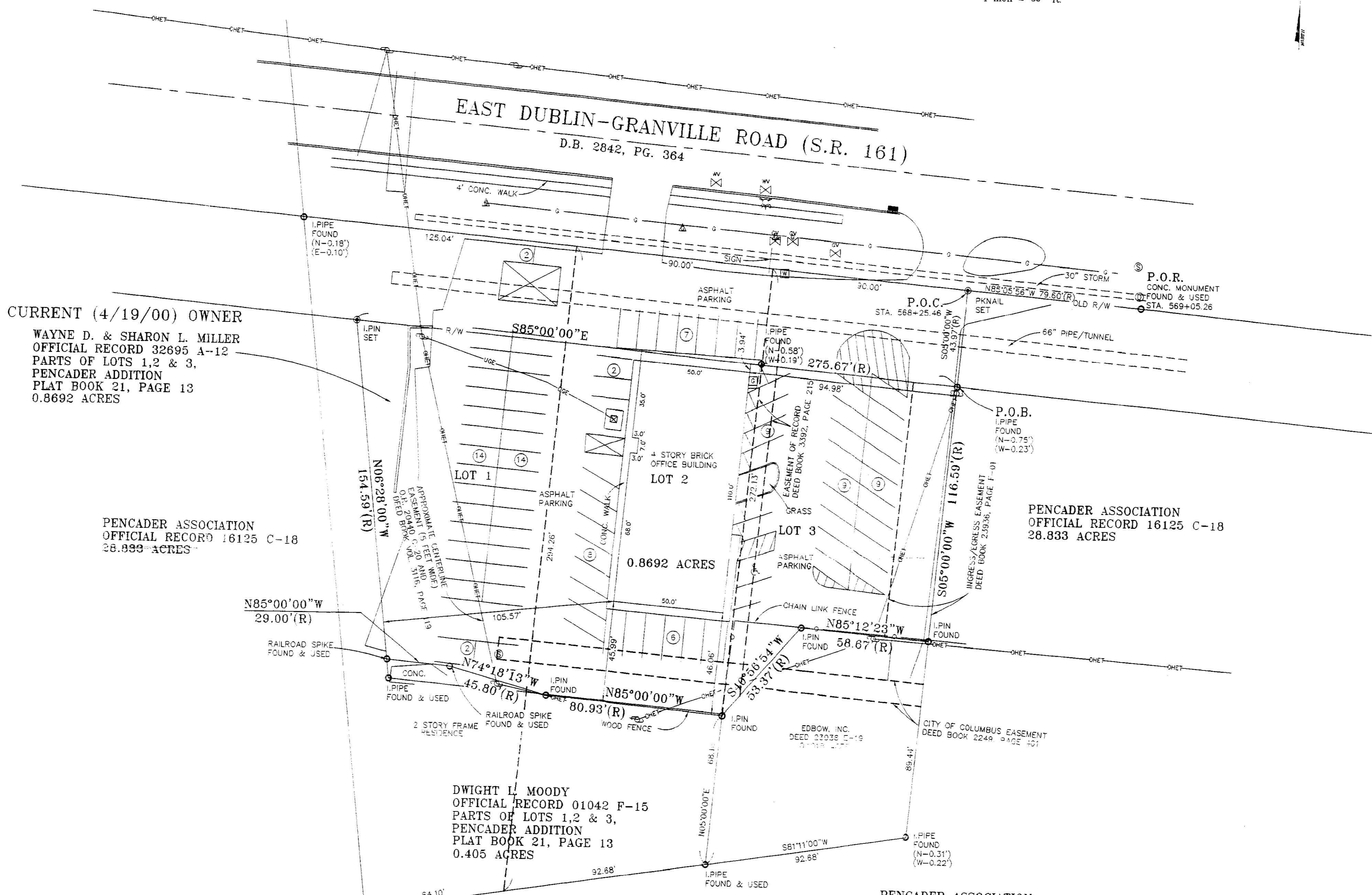
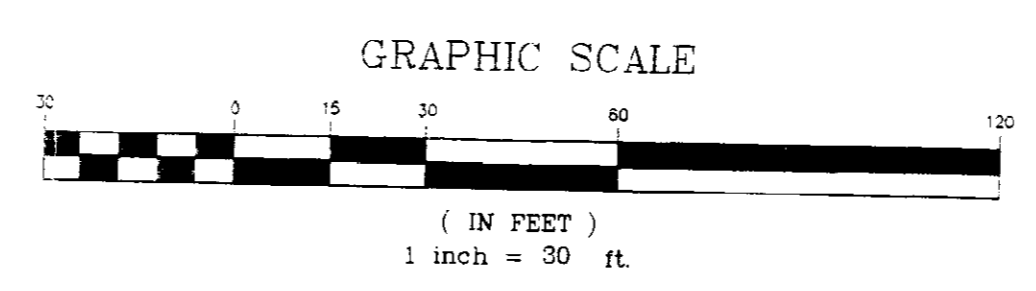


Resurvey

# ALTA/ACSM LAND TITLE SURVEY FOR EQUITY 665 EAST DUBLIN-GRANVILLE ROAD 0.8692 ACRE TRACT BEING PART OF LOTS 1, 2 AND 3 PENCADER ADDITION P.B. 21, PG. 18 CITY OF COLUMBUS COUNTY OF FRANKLIN STATE OF OHIO



**CURRENT (4/19/00) OWNER**  
WAYNE D. & SHARON L. MILLER  
OFFICIAL RECORD 32695 A-12  
PARTS OF LOTS 1, 2 & 3,  
PENCADER ADDITION  
PLAT BOOK 21, PAGE 13  
0.8692 ACRES

**PENCADER ASSOCIATION**  
OFFICIAL RECORD 16125 C-18  
28.899 ACRES

**DWIGHT L. MOODY**  
OFFICIAL RECORD 01042 F-15  
PARTS OF LOTS 1, 2 & 3,  
PENCADER ADDITION  
PLAT BOOK 21, PAGE 13  
0.405 ACRES

**PENCADER ASSOCIATION**  
OFFICIAL RECORD 16125 C-18  
28.833 ACRES

**PENCADER ASSOCIATION**  
OFFICIAL RECORD 16125 C-18  
28.833 ACRES

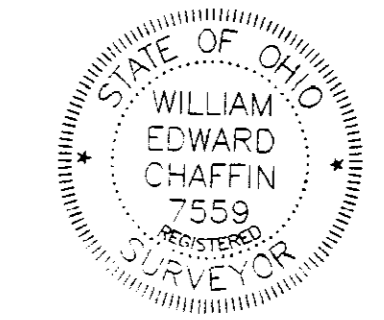
### LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Lot Numbers 1, 2 and 3 of PENCADER ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 21, Page 13, Recorder's Office Franklin County, Ohio, being more particularly bounded and described as follows:  
Commencing at a pin set in the intersection of the East line of said Lot No. 3 of said PENCADER ADDITION, with the old south right-of-way line of East Dublin Granville Road (Ohio Route 161), as the said right-of-way line is described in Deed Book 2842, Page 364, Recorder's Office, Franklin County, Ohio, for State of Ohio Parcel No. 746, and being referenced to the Concrete Right of Way Monument, at station 569+05.26 on the south side of Right of Way South 85 degrees 05 minutes 00 seconds East a distance of 79.50 feet along the southerly right of way of East Dublin Granville Road;  
Thence South 05 degrees 00 minutes 00 seconds West, a distance of 43.97 feet along a part of the easterly line of said Lot No. 3, to an iron pin found at the south right-of-way line of East Dublin Granville Road, said point being the true POINT OF BEGINNING for said tract;  
Thence South 5 degrees 00 minutes 00 seconds West, along the easterly line of Lot No. 3, a distance of 116.59 feet to an iron pin found;  
Thence crossing said Lot No. 3, North 45 degrees 12 minutes 23 seconds West, a distance of 58.67 feet to an iron pin found;  
Thence crossing said Lot No. 2, South 40 degrees 56 minutes 54 seconds West, a distance of 53.37 feet to an iron pin found on the westerly line of Lot No. 3 and the easterly line of Lot No. 2;  
Thence crossing said Lot No. 2 and parallel with the south right-of-way line of East Dublin Granville Road (Ohio Route 161), North 85 degrees 00 minutes 00 seconds West, a distance of 30.93 feet to an iron pin found;  
Thence crossing said Lots No. 1 and 2, North 74 degrees 18 minutes 13 seconds West, a distance of 45.50 feet to a railroad spike found;  
Thence crossing said Lot No. 1, North 85 degrees 00 minutes 00 seconds West, a distance of 32.00 feet to a railroad spike found;  
Thence along the westerly line of said Lot No. 1, North 6 degrees 28 minutes West, a distance of 154.59 feet to a iron pin set in the southerly right-of-way line of East Dublin Granville Road (Ohio Route 161);  
Thence along the southerly right-of-way line of the East Dublin Granville Road (Ohio Route 161), South 85 degrees 00 minutes 00 seconds East, a distance of 275.67 feet to the true POINT OF BEGINNING, containing 0.8692 acres more or less, subject to all easements and restrictive covenants of record.  
Basis of bearings are from the recorded plat of the Pencader Addition, as shown of record in Plat Book 21, page 18, Recorder's Office, Franklin County, Ohio.

### SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to The Huntington National Bank and to Acquisition Title Agency, Inc., agent for Ohio Bar Title Insurance Company, Inc., as of April 20, 2000 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 "does" by engineering calculation; that this survey correctly shows the site, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether shown) affecting the property; that there are no easements or uses affecting the property, appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; 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 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 Emergency Management Agency, Flood Hazard Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency; This Survey was made in accordance with the ALTA and ACSM in 1997 and meets the accuracy requirements of a Urban Class Survey as defined therein.

Date: April 20, 2000  
By: William Edward Chaffin  
Registration No.: 7559



**EASEMENTS - SCHEDULE B**  
- PER TITLE COMMITMENT, FILE NUMBER 2000-111-STA. COMMITMENT NO. 12  
DATED April 13, 2000 At 7:00 A.M., AS SHOWN.

- 9. Agreements contained in Deed Book 1209, page 613, Recorder's Office, Franklin County, Ohio. (Blanket Restrictions)
- 10. Restrictions of record in Deed Book 1370, pages 280-282, Recorder's Office, Franklin County, Ohio. (Blanket Restrictions)
- 11. Restrictions of Record in Deed Book 1370, Pages 286-288, Recorder's Office, Franklin County, Ohio. (Blanket Restrictions)
- 12. Restrictions of Record in Deed Book 1370, Pages 289-291, Recorder's Office, Franklin County, Ohio. (Blanket Restrictions)
- 13. Easement to Columbus Southern Power Company, of record in Official Record Volume 20440, page 020, Recorder's Office, Franklin County, Ohio. (As Shown)
- 14. Easement of record in Official Record Volume 16121, page 029, Recorder's Office, Franklin County, Ohio. (Blanket Easement)
- 15. Easement to The Ohio Bell Telephone Company of Record in Deed Book 1286, Pages 100, Recorder's Office, Franklin County, Ohio (Does not affect subject property).
- 16. Easement of Record in Deed Vol. 3392, Page 210, Recorder's Office, Franklin County, Ohio (As shown)
- 17. Easement to Columbus Southern Ohio Electric Company, of Record in Deed Book 3116, Page 119, Recorder's Office, Franklin County Ohio (As shown).
- 18. Easement to The City of Columbus of record in Deed Book Vol. 2249, Page 461, Recorder's Office, Franklin County, Ohio. (As shown)

SYMBOLS	
	FIRE HYDRANT
	WATER VALVE
	TELEPHONE MANHOLE
	CATCH BASIN
	TRAFFIC CONTROL BOX
	SANITARY MANHOLE
	SIGN
	UTILITY POLE
	GUY WIRE
	CENTERLINE
	PROPERTY LINE
	GAS MARKER
	GAS VALVE
	BELLARD
	LIGHT POLE
	GUARD RAIL
	VENT PIPE
	CONCRETE AREA
	CURB INLET
	ELECTRIC TRANSFORMER
	WATER METER
	GAS METER

LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CHAIN LINK FENCE
	EASEMENT LINE
	SETBACK LINE
	CONTOUR LINE
	DITCH LINE
	GAS LINE
	WATER LINE
	TELEPHONE LINE
	SEWER LINE

**ABBREVIATIONS**  
OHE OVERHEAD ELECTRIC  
OHC OVERHEAD CABLE(TV) USED IN COMBINATIONS  
OHT OVERHEAD TELEPHONE  
(R) RECORD DIMENSION  
(M) MEASURED DIMENSION  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT

**NOTES**  
1. UNDERGROUND UTILITIES LOCATED FROM SURFACE FIELD DATA AND UTILITY PLANS. EXACT LOCATION OF UNDERGROUND UTILITIES UNKNOWN.  
2. THE BEARINGS ON THIS PLAN ARE BASED UPON THE RECORDED PLAT OF PENCADER ADDITION, P.B. 21, PG. 18, RECORDER'S OFFICE FRANKLIN COUNTY, OHIO.  
3. FLOOD ZONE - THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, SHOWN ON THE FLOOD INSURANCE RATE MAP, COUNTY OF FRANKLIN, COMMUNITY PANEL NUMBER 3904900155 G, EFFECTIVE DATE OF OCTOBER 15, 1991, FEDERAL EMERGENCY MANAGEMENT AGENCY.

**UNDERGROUND UTILITIES**  
TWO WORKING DAYS  
**BEFORE YOU DIG**  
CALL: 1-800-362-2764 (TOLL FREE)  
OHIO UTILITIES PROTECTION SERVICE  
NON-MEMBERS  
MUST BE CALLED DIRECTLY

DRAWN BY: M. TACKETT  
CHECKED BY: B. CHAFFIN  
JOB NO.: 30652  
DATE: 4/21/00  
DRAWING NO.: 30652  
SHEET 1 OF 1

PLAN PREPARED BY -  
**HLG ENGINEERING & SURVEYING, INC.**  
705-F LAKEVIEW PLAZA BLVD.  
WORTHINGTON, OHIO 43085  
(614) 841-0053