

ALTA/ACSM LAND TITLE SURVEY

SECTION 24, TOWNSHIP 11, RANGE 21 CONGRESS LANDS

CITY OF CANAL WINCHESTER, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

1.470 ACRE

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, lying in Section 24, Township 11, Range 21, Congress Lands and being out of that 6.962 acre tract conveyed to Waterloo Crossing Limited by deed of record in Instrument Number 200602020020907 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, *for reference*, at the centerline intersection of Waterloo Street (variable width) and Winchester Boulevard (100') of record in Plat Book 102, Pages 38 to 40;

thence South 56° 18' 02" East, with an extension of the centerline of said Waterloo Street, a distance of 66.17 feet to a point in the southerly right-of-way line of said Winchester Boulevard, being the northerly line of that 24.624 acre tract conveyed to Wal-Mart Real Estate Business Trust by deed of record in Instrument Number 200307110212169;

thence North 35° 24' 09" East, with the southerly right-of-way line of said Winchester Boulevard, the northerly line of said 24.624 acre tract, a distance of 39.66 feet to a magnetic nail set at a northwesterly corner of that 0.825 acre tract conveyed to Chipotloo LLC (6% interest) and Paul Schmidt (94% interest) as tenants-in-common by deed of record in Instrument Number 201207120099641;

thence North 09° 14' 04" West, with said southerly right-of-way line of said Waterloo Street, the northerly line of said 0.825 acre tract, a distance of 22.95 feet to a 3/4" iron pin found at a point of curvature;

thence continuing with said southerly right-of-way line and said northerly line, with the arc of a curve to the right, having a central angle of 13° 23' 29", a radius of 600.00 feet, an arc length of 140.24 feet, a chord bearing and distance of North 44° 08' 08" East, 139.92 feet to an iron pin set at the TRUE POINT OF BEGINNING;

thence continuing, with said southerly right-of-way line and said northerly line, and with the arc of said curve to the right, having a central angle of 24° 12' 59", a radius of 600.00 feet, an arc length of 253.59 feet and a chord bearing and distance of North 63° 32' 22" East, 251.71 feet to an iron pin set;

thence South 09° 34' 55" East, across said 6.962 acre tract, a distance of 383.81 feet to an iron pin set on a northerly line of said 24.624 acre tract;

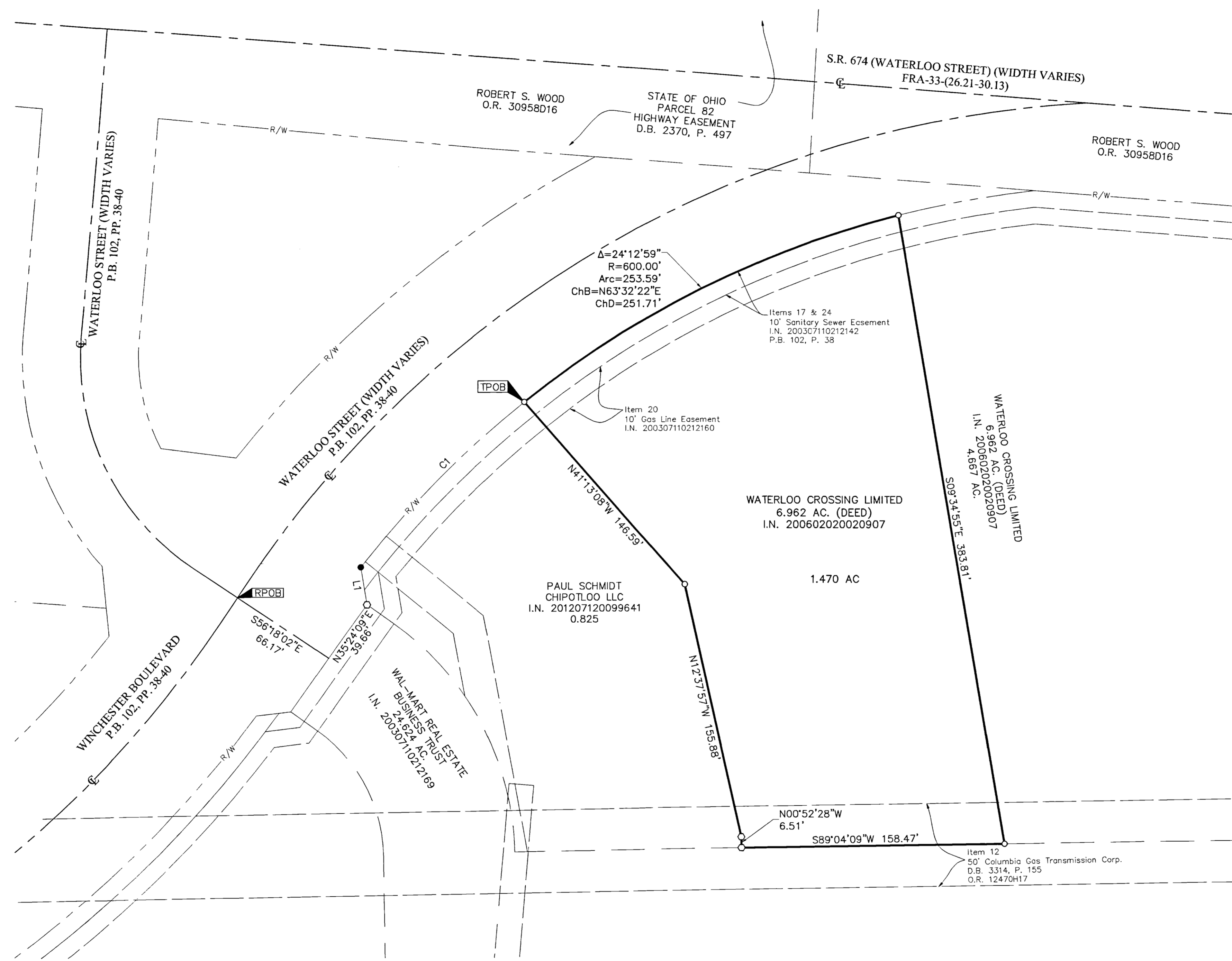
thence South 89° 04' 09" West, with a common line to said 24.624 acre and 6.962 acre tracts, a distance of 158.47 feet to a magnetic nail set at the southeasterly corner of said 0.825 acre tract;

thence with the easterly perimeter of said 0.825 acre tract, the following courses:

North 00° 52' 28" West, a distance of 6.51 feet to a magnetic nail set;

North 12° 37' 57" West, a distance of 158.88 feet to an iron pin set;

North 41° 13' 08" West, a distance of 146.59 feet to an iron pin set at the TRUE POINT OF BEGINNING, and containing 1.470 acres of land, more or less.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°14'04"W	22.95'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	13°23'29"	600.00'	140.24'	N44°44'08"E	139.92'

- = STONE FND.
 - = MON. FND.
 - = 3/4" I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
 - ▲ = R.R. SPK. FND.
 - ▲ = R.R. SPK. SET
 - = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



BASIS OF BEARINGS:
The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 2270 (Reset) and FCGS 4452, having a bearing of North 04° 44' 36" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Map (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain), Community Panel No. 39049C0452K.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

- Schedule B Items from Title Commitment No. 2013063574 issued by Connor Land Title Agency, LTD. with an effective date of May 31, 2013 at 7:00 A.M.
- Item 1-9 Not a survey related item.
 - Item 10 Easement to The Ohio Fuel Gas Company of record in Deed Book 1455, Page 348, Recorder's Office, Franklin County, Ohio. GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AND IS BLANKET IN NATURE.
 - Item 11 Highway Easement to the State of Ohio of record in Deed Book 2370, Page 497, Recorder's Office, Franklin County, Ohio. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
 - Item 12 Right of Way to Columbia Gas Transmission Corporation of record in Deed Book 3314, Page 155, Recorder's Office, Franklin County, Ohio. Partial Release of Right of Way of record in Official Record Volume 12470, Page H17, Recorder's Office, Franklin County, Ohio. 50' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
 - Item 13 Temporary Right of Way Agreement with State of Ohio, of record in Official Record Volume 26193, Page F13, Recorder's Office, Franklin County, Ohio. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
 - Item 14 Easement to BP Exploration and Oil Company of record in Official Record Volume 33788, Page F15, Recorder's Office, Franklin County, Ohio. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
 - Item 15 Easement for storm drainage to Village of Canal Winchester of record in Instrument Number 200307110212138, Recorder's Office, Franklin County, Ohio. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
 - Item 16 Easement for waterline to the Village of Canal Winchester of record in Instrument Number 200307110212141, Recorder's Office, Franklin County, Ohio. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
 - Item 17 Easement for sanitary sewer line to the Village of Canal Winchester of record in Instrument Number 200307110212142, Recorder's Office, Franklin County, Ohio. 10' SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
 - Item 18 Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Business Trust and Trine Street Investors, Ltd. of record in Instrument Number 200307110212183; First Amendment to Easements with Covenants and Restrictions Affecting Land of record in Instrument Number 20040311003140; Second Amendment to Easements with Covenants and Restrictions Affecting Land of record in Instrument Number 20041200287033, Recorder's Office, Franklin County, Ohio; Third Amendment to Easements with Covenants and Restrictions Affecting Land of record in Instrument Number 201011160153861, Recorder's Office, Franklin County, Ohio. EASEMENTS GRANTED IN INITIAL DOCUMENT ARE NOT PLOTTABLE; EASEMENTS GRANTED IN SECOND AMENDMENT ARE NOT LOCATED ON THE SUBJECT TRACT; NO EASEMENTS GRANTED IN THIRD AMENDMENT.
 - Item 19 Right-of-Way Easement to South Central Power Company of record in Instrument Number 200307110212145, Recorder's Office, Franklin County, Ohio. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
 - Item 20 Easement to Columbia Gas of Ohio, Inc. of record in Instrument Number 200307110212160, Recorder's Office, Franklin County, Ohio. 10' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
 - Item 21 Storm Water Drain Easement Agreement between Wal-Mart Real Estate Business Trust and Trine Street Investors, Ltd. of record in Instrument Number 200307110212188, Recorder's Office, Franklin County, Ohio. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
 - Item 22 Easement to Columbia Gas of Ohio, Inc. of record in Instrument Number 20040310043406, Recorder's Office, Franklin County, Ohio. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
 - Item 23 Right-of-Way Easement to South Central Power Company of record in Instrument Number 200405270122600, Recorder's Office, Franklin County, Ohio. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
 - Item 24 Winchester Boulevard, Waterloo Street and Canal Street Dedication and Easements of record in Plat Book 102, Page 38, Recorder's Office, Franklin County, Ohio. 10' SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
 - Item 25 Easement of record in Instrument Number 200712110212392, Recorder's Office, Franklin County, Ohio. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
 - Item 26-28 Not a survey related item.

RECEIVED
AUG 19 2013
Franklin County Engineer
Dean C. Fung, P.E., P.S.

CERTIFICATION: Commitment No. 2013063574
To: Canal Winchester Panera Cafe, Waterloo Crossing Limited and Connor Land Title Agency, Ltd.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7(a), 8, 11(a) and 13 of Table A thereof. Field work was completed on June 21, 2013.

By Edward J. Miller
Professional Surveyor No. 8250

EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Fax: 614.775.3648 emht.com		Date: August 8, 2013 Scale: 1" = 40' Job No: 2013-0852 Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

ALTA/ACSM Land Title Survey prepared by EMHT on 8/16/2013 11:55:00 PM last saved by EMHT on 8/16/2013 11:52:43 PM