

SURVEY FOR EAST BROAD PLAZA

SITUATED IN AND BEING PART OF LOT 3, SHERMAN'S EAST BROAD STREET SUBDIVISION PLAT BOOK 14, PAGE 1-B CITY OF WHITEHALL, FRANKLIN COUNTY, OHIO

LEGEND

- 3/4" Iron Pipe Fd/Set
PK Nail Fd/Set
Railroad Spike Fd/Set

NOTES

Basis of Bearings: The westerly line of Pinewood Court was assigned a bearing of South 318'00" West, as shown for record in Plat Book 22, Page 111, Franklin County Recorder's Office.

All linear dimensions shown are in feet and decimal parts thereof.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo-Graphics".

References: As shown on the drawing.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049 C 0332 L (Effective Date: June 16, 2011), the parcel surveyed and shown hereon lies partly within Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) and partly within Zone "X" shaded (areas of 0.2% annual chance flood. The approximate location of these flood zone limits is shown on the survey drawing.

RECEIVED

OCT 15 2015

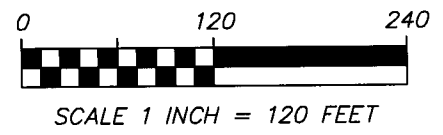
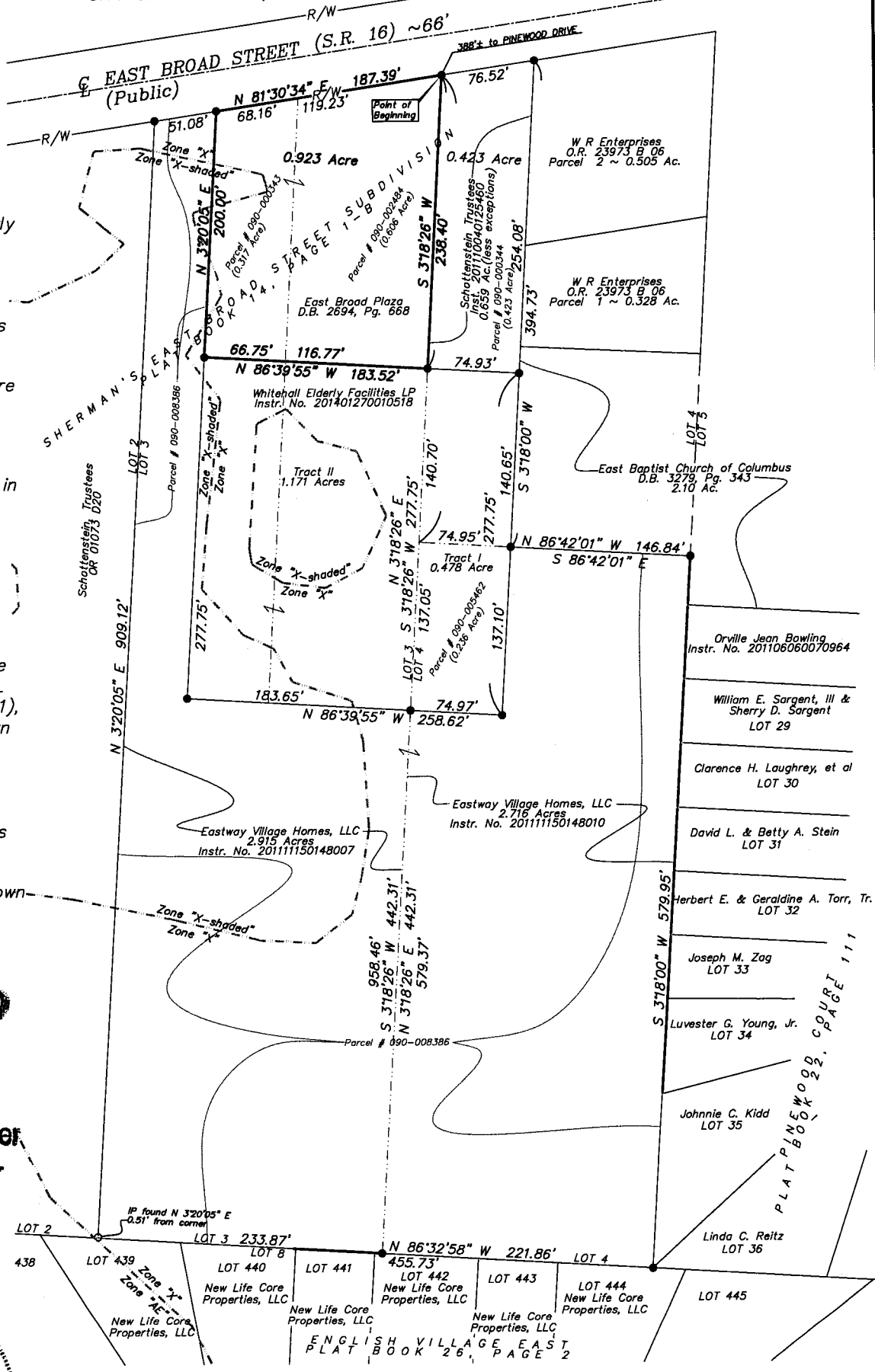
Franklin County Engineer Dean C. Ringle, P.E., P.S.



I hereby certify that:

The foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

Signature: Kevin Beechy, Date: 10/12/15, Kevin Beechy Ohio Professional Surveyor No. 7891



SCALE 1 INCH = 120 FEET

Geo-Graphics Inc. Land Surveying & Civil Engineering 3331 Livingston Avenue Columbus, Ohio 43227 Phone: 614-231-2016 Fax: 614-231-2018 SURVEY FOR EAST BROAD PLAZA 0.923 ACRE ~ EAST BROAD STREET CITY OF WHITEHALL FRANKLIN COUNTY, OHIO

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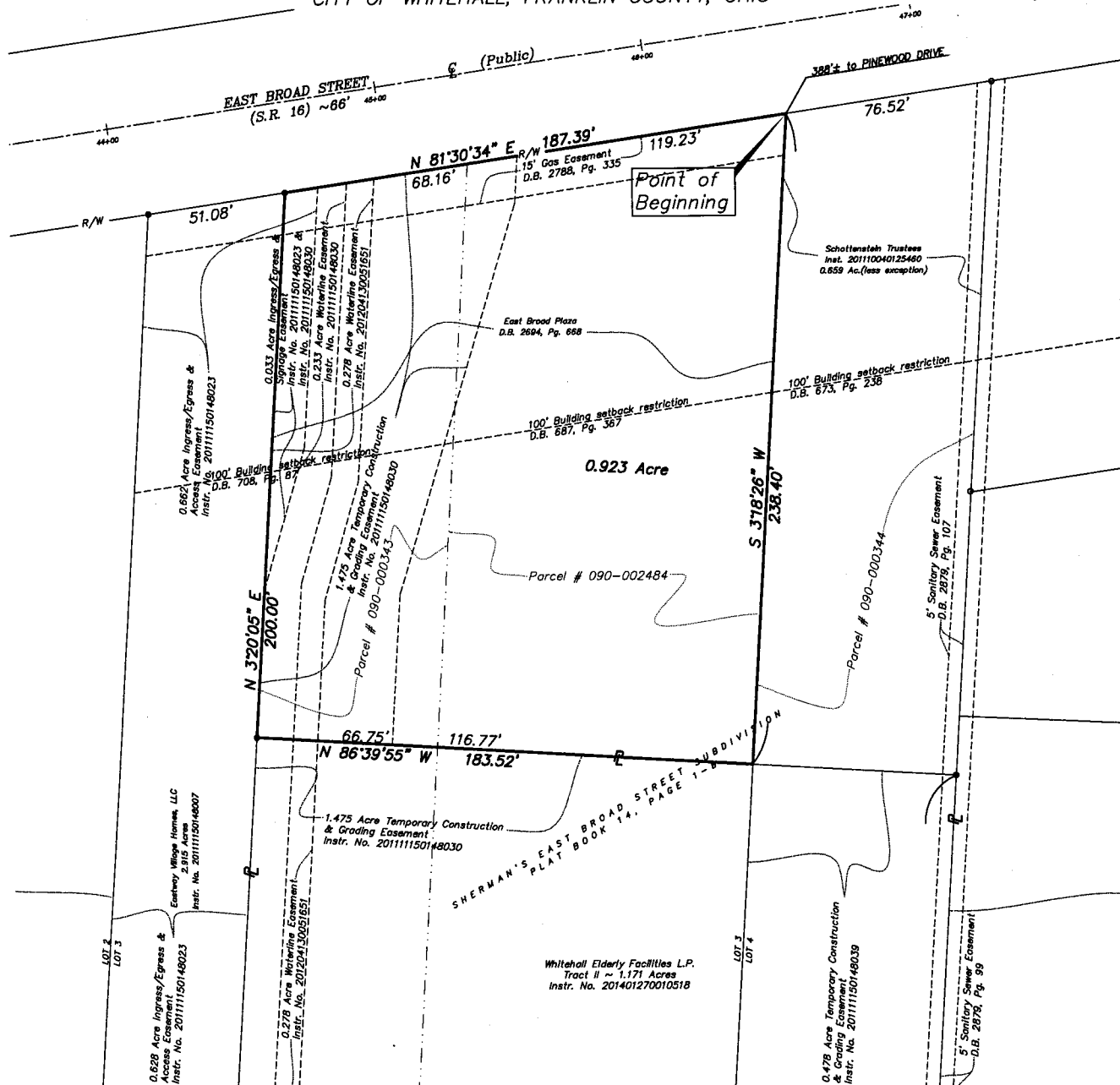
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SURVEY FOR EAST BROAD PLAZA

SITUATED IN AND BEING PART OF
LOT 3, SHERMAN'S EAST BROAD STREET SUBDIVISION
PLAT BOOK 14, PAGE 1-B
CITY OF WHITEHALL, FRANKLIN COUNTY, OHIO

LEGEND

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TITLE COMMITMENT NOTES

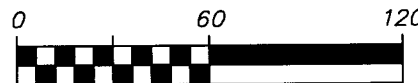
The surveyor was provided a Commitment for Title Insurance issued by First American Title Insurance Company, (File No. 31008, Commitment Date: August 17, 2015). The following items appear in Schedule B, Section II of this Commitment are addressed as follows:

13. Restrictions and Easements of record in Instrument Number 201110190133264, Recorder's Office, Franklin County, Ohio. No easement described in this document.
14. Easement of record in Instrument Number 20111150148023, Recorder's Office, Franklin County, Ohio. 0.033 Acre Ingress/Egress & Signage Easement and 0.662 Acre Ingress/Egress Easement are shown on the survey drawing. 0.628 Acre Ingress/Egress & Access Easement does not lie within the bounds of the subject 0.923 acre parcel.
15. Easement of record in Deed Book 2879, page 103, Recorder's Office, Franklin County, Ohio. Does not lie within the bounds of the subject 0.923 acre parcel.
16. Easement of record in Instrument Number 20104130051651, Recorder's Office, Franklin County, Ohio. 0.278 Acre Waterline Easement is shown on the survey drawing.
17. Building setback lines and easements per plat, Recorder's Office, Franklin County, Ohio. No building setback lines or easements are shown in Plat Book 14, Page 1-B.
18. Restrictions appearing of record in Deed Book 673, page 238, Recorder's Office, Franklin County, Ohio. Does not apply to the subject 0.923 Acre parcel.
19. Restrictions appearing of record in Deed Book 1034, page 85, Recorder's Office, Franklin County, Ohio. Does not apply to the subject 0.923 Acre parcel.
20. Restrictions appearing of record in Deed Book 687, Page 367, Recorder's Office, Franklin County, Ohio. 100' Building setback line is shown on the survey drawing.
21. Restrictions appearing of record in Deed Book 708, Page 87, Recorder's Office, Franklin County, Ohio. 100' Building setback line is shown on the survey drawing.
22. Restrictions and Easements appearing of record in Deed Book 2879, page 107, Recorder's Office, Franklin County, Ohio. Does not lie within the bounds of the subject 0.923 acre parcel.
23. Easement of record in Deed Book 2879, page 99, Recorder's Office, Franklin County, Ohio. Does not lie within the bounds of the subject 0.923 acre parcel.
24. Easement of record in Deed Book 2779, page 336, Recorder's Office, Franklin County, Ohio. Does not lie within the bounds of the subject 0.923 acre parcel.
25. Easement of record in Deed Book 2788, page 335, Recorder's Office, Franklin County, Ohio. 15' Gas Easement is shown on the survey drawing.
26. Easement of record in Deed Book 2879, page 103, Recorder's Office, Franklin County, Ohio. Does not lie within the bounds of the subject 0.923 acre parcel.
36. Easement of record in Instrument Number 20111150148039, 1st Amendment of record in Instrument Number 201204060047783, 2nd Amendment in Instrument Number 201204060047785, Recorder's Office, Franklin County, Ohio. Easements do not lie within the bounds of the subject 0.923 acre parcel.

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Franklin County Engineer
Dean C. Ringle, P.E., P.S.



Geo-Graphics Inc.
Land Surveying & Civil Engineering
 3331 Livingston Avenue Columbus, Ohio 43227
 Phone: 614-231-2016 Fax: 614-231-2018

SURVEY FOR
EAST BROAD PLAZA
0.923 ACRE ~ EAST BROAD STREET
CITY OF WHITEHALL
FRANKLIN COUNTY, OHIO

SCALE 1"=60'	DRAWN KB	CHECKED GWS	DATE 10-12-15	SHEET 2 OF 2
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