

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING VIRGINIA MILITARY SURVEY NO. 1484 AND BEING 26.032 ACRES OF LAND ALL OUT OF THAT 34.808 ACRE TRACT DESCRIBED IN A DEED TO JZ GROUP INVESTMENTS, LLC OF RECORD IN INSTRUMENT 200405140111046 IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTES

- This survey was prepared in reliance on title insurance commitment provided by WFG National Title Insurance Company, Commitment Number CT6567, dated December 29, 2016.
- Utility locations are not the purpose of this survey, any utilities shown are for background information only and this does not mean there could not be other utilities in the area.
- According to F.E.M.A. Flood Insurance Rate Map, Community-Panel Number 390170-39049C0284K dated June 17, 2008 this property is in an Unshaded Zone "X"; Areas determined to be outside the 0.2% annual chance floodplain.
- Bearings are used for the determination of angles only. For the purpose of this survey, a bearing of S 13°00'00" W was used on the easterly right-of-way line of Manor Park Drive as shown on a survey by the Jennings -Lawrence Co. on file in the Franklin County Engineers Office, also called in Deed Book 3800, Page 142, and all other bearings were calculated from this meridian.
- Iron Pins Set (I.P.S.) are 5/8" rebars, 30" long with yellow plastic caps stamped "SITE ENG INC".
- This property is subject to Terms, Conditions, Easement Reservation to Penn Central Corporation for "... all existing wire and pipe agreements, occupancies and licenses, if any, between grantor and other parties..." of record in Deed Book 3800, Page 142, Recorder's Office Franklin County, Ohio.
- ZONING INFORMATION: From Columbus' on-line Zoning Map, this property is zoned "M", Manufacturing District. The setback requirements for the existing building are:
Front=30' (half road right-of-way)
Side= 0'
Rear= 0'

RECEIVED

FEB 07 2016T

Franklin County Engineer
Doan C. Ringler, P.E., P.S.

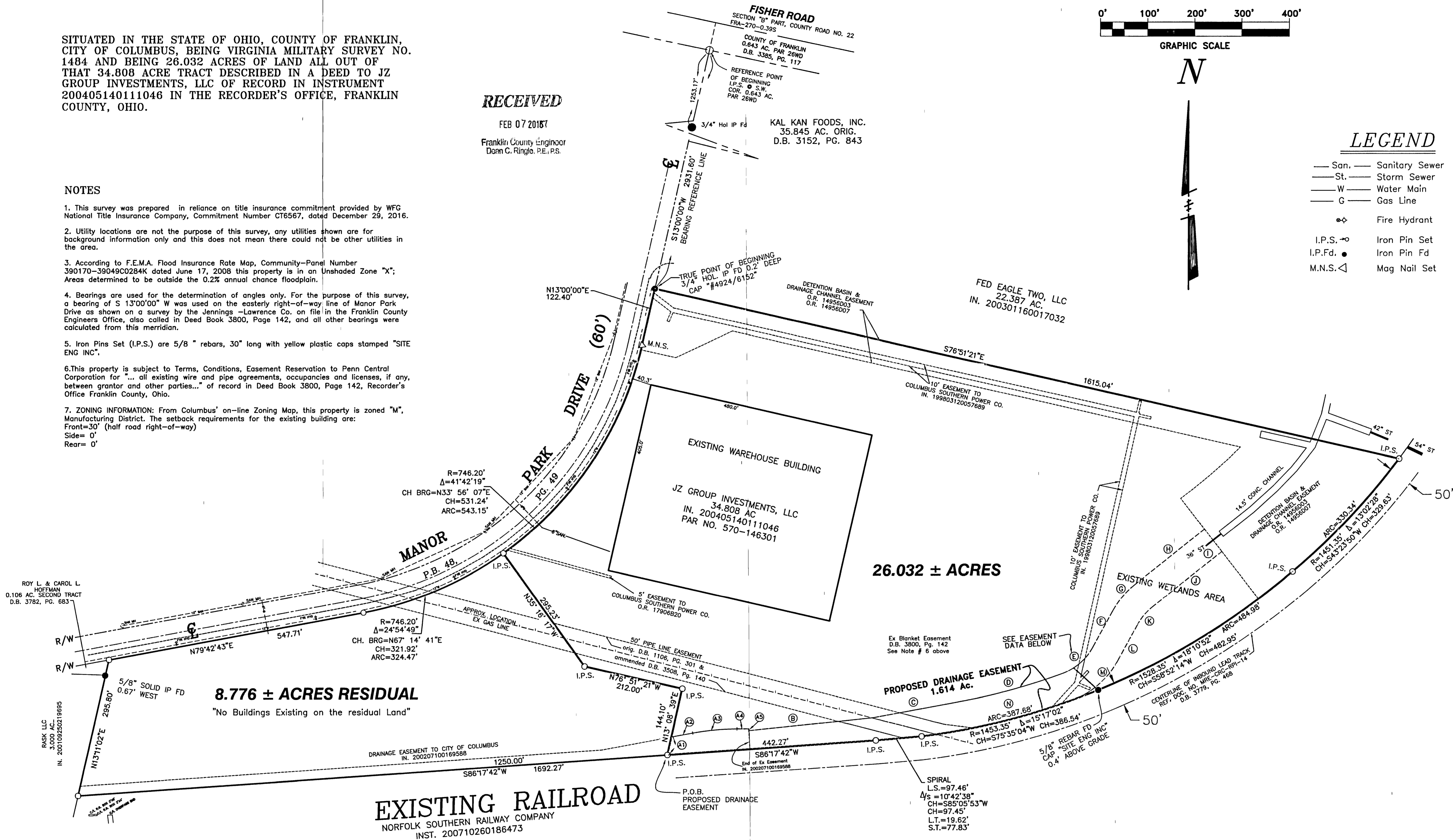
0' 100' 200' 300' 400'

GRAPHIC SCALE

N

LEGEND

- San. Sanitary Sewer
- St. Storm Sewer
- W Water Main
- G Gas Line
- Fire Hydrant
- I.P.S. Iron Pin Set
- I.P.Fd. Iron Pin Fd
- M.N.S. Mag Nail Set



SITE ENGINEERING
Incorporated
Civil Engineers & Surveyors

7463 East Main Street
Reynoldsburg, OH 43068
Phone : (614) 759-9900
Fax : (614) 759-9902
eMail : siteeng@ameritech.net

JZ GROUP INVESTMENTS, LLC

650 MANOR PARK DRIVE, COLUMBUS, OHIO

PLAT OF SURVEY

TO: JZ GROUP INVESTMENTS, LLC:

We hereby certify that an actual field survey was made of the premises shown on this plat during December 2016; that this plat is a correct representation of the premises as determined by said survey. We further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon.

SITE ENGINEERING, INC.

By Mark A. Hazel 1-30-17
Professional Surveyor No. 7039
Mark A. Hazel



EASEMENT DATA FOR PROPOSED DRAINAGE EASEMENT

- | | | |
|---|--|--|
| (A1) N13° 08' 39"E 39.04' | (B) N84° 18' 38"E 265.29' | (H) N51° 45' 11"E 189.85' |
| (A2) N79° 39' 15"E 45.72' | (C) N79° 50' 02"E 179.24' | (I) S37° 22' 32"E 60.01' |
| (A3) R=517.00' Δ=10°25'47" CB=N84° 52' 08"E CH=93.98' | (D) R=1393.35' Δ=09°33'35" CB=N75° 03' 15"E CH=232.21' | (J) S51° 45' 11"W 188.94' |
| (A4) S89° 54' 58"E 24.82' | (E) R=120' Δ=41°19'25" CB=N49° 36' 45"E CH=84.68' | (K) R=120' Δ=22°48'09" CB=S40° 21' 07"W CH=47.44' |
| (A5) S3° 42' 18"E 3.90' | (F) N28° 57' 02"E 89.82' | (L) S28° 57' 02"W 89.82' |
| | (G) R=180' Δ=22°48'09" CB=N40° 21' 07"E CH=71.16' | (M) R=180' Δ=41°19'25" CB=S49° 36' 45"W CH=127.03' |
| | | (N) R=1453.35' Δ=12°57'08" CB=S76° 45' 01"W CH=327.84' |

OHIO UTILITIES PROTECTION SERVICE
CALL BEFORE YOU DIG
800-362-2764 OR 8-1-1
WWW.OUPS.ORG

DATE:	DEC. 2016
SCALE:	1"=100'
DRAWN BY:	S.E.I.
CHECKED BY:	M.A.H.
JOB NO.:	2136 PH2
SHEET:	1 / 1

\\Server\share\PROJECTS 2006\2136-PH2\2136-ph2 LOT SPLUT.dwg user: Jan 30, 2017 11:27am