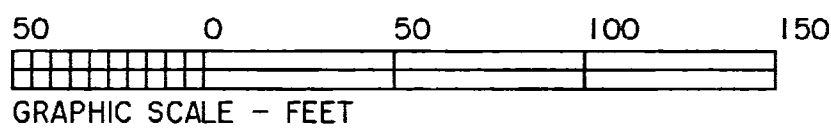


T.G. SMITH SURVEYING
 301 W. THIRD ST. 5556 LAKE MICHIGAN DR.
 WAVERLY, OHIO, 45690 * FAIRFIELD, OHIO, 45014
 740-947-8106 513-939-3443

SCALE: 1" = 50' OFFICE: T.G.S.
 RESEARCH: D.M.M. DATE: 3-2017
 DATE: 2/3-2017 APPROVED: T.G.S.
 FIELD/DATE: D.M.M./2/3-2017 DATE: 3-2017

PL-70
2017
030



**BEING A SURVEY TO COMBINE THE LANDS OF
 T. MARZETTI COMPANY
 KNOWN AS AN ORIGINAL 8.39 ACRE TRACT
 AND AN ORIGINAL 1.796 ACRE TRACT
 AND AN ORIGINAL 0.891 ACRE TRACT
 AND AN ORIGINAL 1.2327 ACRE TRACT**

SITUATED IN QUARTER TOWNSHIP 1, TOWNSHIP 1 NORTH, RANGE 18 WEST, IN THE UNITED STATES MILITARY SURVEYS, IN FRANKLIN COUNTY, OHIO, IN THE CITY OF COLUMBUS, BEING AN ORIGINAL 8.39 ACRE TRACT, IN OFFICIAL RECORD 32297 PAGES B10 AND B11, ALSO KNOWN AS TAX-PARCEL NO. 010-082011, IN THE NAME OF T. MARZETTI COMPANY, AND AN ORIGINAL 1.796 ACRE TRACT, IN DEED BOOK VOLUME 1750, PAGES 478 AND 479, AND ALSO KNOWN AS TAX-PARCEL NO. 010-082011, IN THE NAME OF T. MARZETTI COMPANY, AND AN ORIGINAL 0.891 ACRE TRACT, IN INSTRUMENT NUMBER 201209140136984, ALSO KNOWN AS TAX-PARCEL NO. 010-095785, IN THE NAME OF T. MARZETTI COMPANY, AND AN ORIGINAL 1.2327 ACRE TRACT, IN DEED BOOK VOLUME 1872 PAGES 601 AND 602 (SEE DEED BOOK), IN THE NAME OF T. MARZETTI COMPANY, SUCCESSOR BY MERGER OF INDIANOLA HOLDING COMPANY, INC, ALSO KNOWN AS TAX-PARCEL NO. 010-071149

NOTE: THIS SURVEY IS BASED ON FOUND ORIGINAL MONUMENTATION AS CALLED FOR WITHIN THE DEEDS OF RECORD AND THE COMPUTATIONS AND CALCULATIONS OF T.G. SMITH SURVEYING.

NOTE: T.G. SMITH SURVEYING DID NOT LOCATE THE EXISTING UTILITIES ON THESE TRACTS, AT THIS TIME NOR DID WE RECEIVE THE EXISTING EASEMENTS OF RECORD.

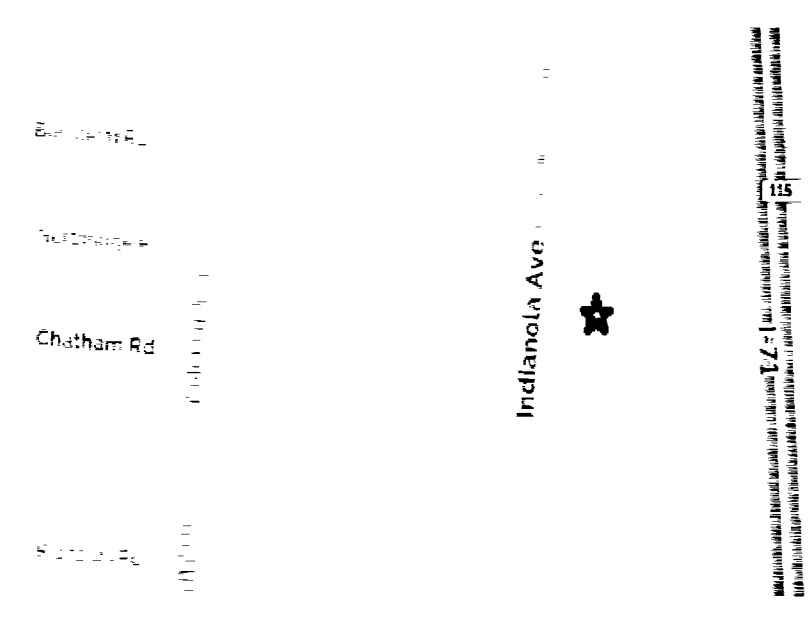
NOTE: THE EXISTING CENTERLINE OF INDIANOLA AVE. IS NOT LOCATED WITHIN THE CENTERLINE OF THE EXISTING 60' RIGHT-OF-WAY.

COURSE	BEARING	DISTANCE
L-1	N 04°32'00"W	877.97'
L-2	N 04°32'00"W	200.00'
L-3	N 04°32'00"W	56.50'
L-4	N 05°51'00"W	43.50'
L-5	N 05°10'45"W	149.84'
L-6	N 84°10'19"E	350.35'
L-7	S 11°34'54"E	461.25'
L-8	S 85°28'01"W	40.00'
L-9	S 11°37'48"E	877.16'
L-10	S 84°33'28"W	472.59'

CONTAINING 12.3258 ACRES

BREAK DOWN OF ACREAGE BY TAX-PARCEL No.
 TAX-PARCEL No.010-082011 IS 8.4007
 TAX-PARCEL No.010-082011 IS 1.7990
 TAX-PARCEL No.010-095785 IS 0.8934
 TAX-PARCEL No.010-071149 IS 1.2327

SITE MAP

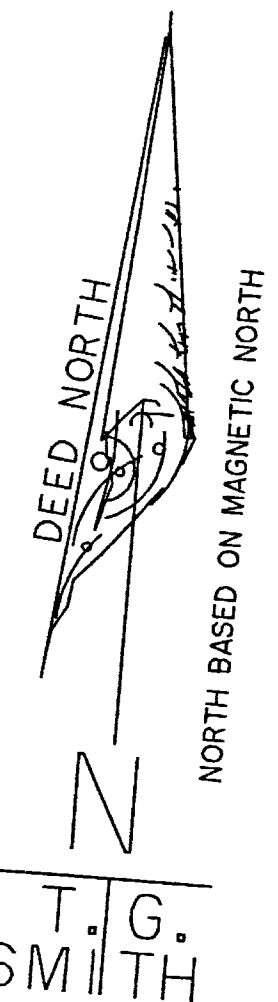
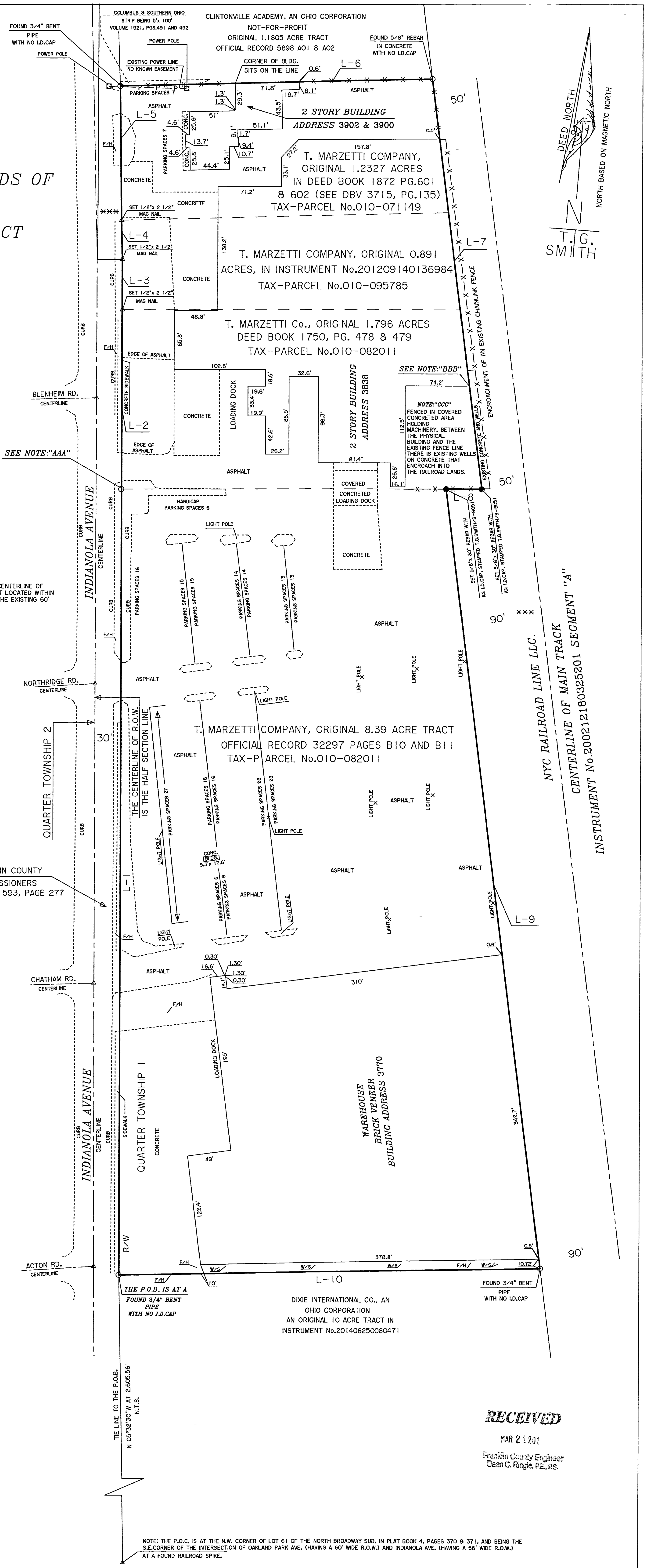


NOTE: *** NEW YORK CENTRAL LINES LLC BY DEED RECORDED AS INSTRUMENT NUMBER 200212180325201, NOW KNOWN AS CSX TRANSPORTATION INC, SUCCESSOR BY MERGER WITH NYC NEWCO, INC SUCCESSOR BY MERGER WITH NEW YORK CENTRAL LINES LLC, WHOSE MERGER DOCUMENTS HAVE BEEN SUMMARIZED AND RECORDED AS INSTRUMENT NUMBER 200711080194030 AND INDIVIDUALLY RECORDED AS INSTRUMENT NUMBERS 200507210144738 AND 200507210144733 RESPECTIVELY

LEGEND

- = ALL SET 5/8"x 30" REBAR WITH A 1 1/4" PLASTIC I.D.CAP/STAMPED T.G.SMITH/S-8051
- △ = SET 1/2"x 2 1/2" MAG NAIL
- F/H = FIRE HYDRANT
- W/S = WATER SHUT OFF VALVES
- ALL OTHERS AS SHOWN

NOTES:
 1) THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
 2) NO TITLE REPORT FURNISHED.
 3) DEED REFERENCE: AS SHOWN ON THIS PLAT.
 (AAA) THE ORIGINAL MONUMENT WAS A 1" PIPE WITH NO I.D.CAP. SAID MONUMENT WAS SEVERELY BENT. T.G. SMITH SURVEYING HAS SET A NEW MONUMENT BEING A 5/8"x 30" REBAR WITH A 1 3/4" PLASTIC I.D.CAP, STAMPED T.G. SMITH SURVEYING S-8051 AND TRAVERSENOI@YAHOO.COM 740-947-8106.
 "BBB" THIS BUILDING CORNER ENROACHS INTO THE NYC LINE RAILROAD LLC. BY 0.30'+/-
 NOTE: "CCC" WHICH HAS A COVERED CONCRETE AREA WHICH CONTAINS MACHINERY BETWEEN THE EXISTING BUILDING AND THE EXISTING FENCE LINE AS WELL AS WELLS LOCATED ON THE CONCRETE WHICH ARE ENROACHING INTO THE RAILROAD LINES.



RECEIVED

MAR 2 2017

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

NOTE: THE P.O.C. IS AT THE N.W. CORNER OF LOT 61 OF THE NORTH BROADWAY SUB. IN PLAT BOOK 4, PAGES 370 & 371, AND BEING THE S.E. CORNER OF THE INTERSECTION OF OAKLAND PARK AVE. (HAVING A 60' WIDE R.O.W.) AND INDIANOLA AVE. (HAVING A 66' WIDE R.O.W.) AT A FOUND RAILROAD SPIKE.