

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, FRANKLIN COUNTY
CITY OF WHITEHALL

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

TRACT I

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF WHITEHALL AND BEING ALL OF LOTS 23 THROUGH 25 INCLUSIVE, AND PARTS OF LOTS 21, 22, 311 AND 312 AS SAME ARE DESIGNATED AND DELINEATED ON THE RECORDED PLAT OF "LOWRIE BROTHERS EAST BROAD STREET ACRE ALLOTMENT" IN PLAT BOOK 8, PAGE 18-A OF FRANKLIN COUNTY RECORDS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF ROBINWOOD AVENUE (60 FEET WIDE) WITH THE NORTH LINE OF DONEY STREET (45 FEET WIDE) (PLATTED AT 40 FEET, BUT SINCE ADDED 5 FEET ON THE SOUTH SIDE) AS SHOWN BY SAID PLAT BOOK 8, PAGE 18-A, A DRILL HOLE IN CONC. SET;

THENCE NORTH 3 DEG. 56' 00" EAST, ALONG THE EAST LINE OF SAID ROBINWOOD AVENUE, A DISTANCE OF 1110.27 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE LAND HEREIN INTENDED TO BE DESCRIBED, A 5/8" IRON PIN SET;

THENCE NORTH 3 DEG. 56' 00" EAST, CONTINUING ALONG THE EAST LINE OF SAID ROBINWOOD AVENUE, A DISTANCE OF 215.37 FEET TO THE SOUTH LINE OF EAST BROAD STREET (60 FEET WIDE), A 5/8" IRON PIN SET;

THENCE NORTH 82 DEG. 20' 20" EAST, ALONG THE SOUTH LINE OF SAID EAST BROAD STREET, A DISTANCE OF 484.93 FEET TO THE WEST LINE OF BEECHTREE ROAD (50 FEET WIDE), A DRILL HOLE IN CONC. SET;

THENCE SOUTH 3 DEG. 55' 14" WEST PARTLY ALONG THE WEST LINE OF SAID BEECHTREE ROAD AND PARTY ALONG A WEST LINE OF "ENGLISH VILLAGE" SUBDIVISION AS RECORDED IN PLAT BOOK 19, PAGE 29 OF FRANKLIN COUNTY RECORDS, A DISTANCE OF 564.37 FEET TO A 5/8" IRON PIN SET;

THENCE NORTH 86 DEG. 06' 46" WEST, A DISTANCE OF 367.27 FEET TO A P.K. NAIL SET;

THENCE NORTH 3 DEG. 53' 14" EAST, A DISTANCE OF 251.92 FEET TO A P.K. NAIL SET;

THENCE NORTH 86 DEG. 06' 46" WEST, A DISTANCE OF 107.68 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 5.003 ACRES OF LAND, MORE OR LESS.

TRACT II

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF WHITEHALL AND BEING PARTS OF LOTS 320 AND 321 AS SAME ARE DESIGNATED AND DELINEATED ON THE RECORDED PLAT OF "LOWRIE BROTHERS EAST BROAD STREET ACRE ALLOTMENT" IN PLAT BOOK 8, PAGE 18-A OF FRANKLIN COUNTY RECORDS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF ROBINWOOD AVENUE (60 FEET WIDE) WITH THE NORTH LINE OF DONEY STREET (45 FEET WIDE) (PLATTED AT 40 FEET, BUT SINCE ADDED 5 FEET ON THE SOUTH SIDE) AS SHOWN BY SAID PLAT BOOK 8, PAGE 18-A, A DRILL HOLE IN CONC. SET;

THENCE NORTH 3 DEG. 56' 00" EAST, ALONG THE EAST LINE OF SAID ROBINWOOD AVENUE, A DISTANCE OF 84.46 FEET TO A 5/8" IRON PIN SET;

THENCE ALONG THE FOLLOWING COURSES, EACH TO A P.K. NAIL SET:

SOUTH 86 DEG. 06' 46" EAST, A DISTANCE OF 194.95 FEET;

SOUTH 3 DEG. 53' 14" WEST, A DISTANCE OF 12.00 FEET;

SOUTH 86 DEG. 06' 46" EAST, A DISTANCE OF 13.00 FEET;

NORTH 3 DEG. 53' 14" EAST, A DISTANCE OF 12.00 FEET;

SOUTH 86 DEG. 06' 46" EAST, A DISTANCE OF 29.75 FEET;

NORTH 3 DEG. 53' 14" EAST, A DISTANCE OF 14.38 FEET;

THENCE SOUTH 86 DEG. 06' 46" EAST, A DISTANCE OF 237.64 FEET TO A WEST LINE OF "ENGLISH VILLAGE" SUBDIVISION AS RECORDED IN PLAT BOOK 19, PAGE 29 OF FRANKLIN COUNTY RECORDS, A 5/8" IRON PIN SET;

THENCE SOUTH 3 DEG. 55' 14" WEST ALONG A WEST LINE OF SAID "ENGLISH VILLAGE", A DISTANCE OF 98.83 FEET TO THE NORTH LINE OF SAID DONEY STREET, A 3/4" HOLLOW IRON PIN FOUND AT 0.09 FEET SOUTH AND 0.18 FEET WEST (IN THE CONCRETE WALK);

THENCE NORTH 86 DEG. 06' 46" WEST, ALONG THE NORTH LINE OF SAID DONEY STREET, A DISTANCE OF 475.35 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.996 ACRES OF LAND, MORE OR LESS.

TRACT III

BEING THOSE CERTAIN NON-EXCLUSIVE RIGHTS OF ACCESS, PARKING, UTILITIES AND SIGNAGE AS MORE PARTICULARLY SET FORTH OF RECORD IN INSTRUMENT NUMBER 200403250065087, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TRACT IV

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS: BEING LOTS NUMBER THIRTEEN (13) AND FOURTEEN (14) OF LOWRIE BRO'S EAST BROAD STREET ACRE ALLOTMENT, AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 8, PAGE 184, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. PARCEL NOS.: 090-0009309 AND 090-002119

SURVEYOR'S NOTES:

- 1) FIELD WORK PERFORMED ON MARCH 1, 2018.
- 2) THIS SURVEY REPRESENTS THE SAME PARCEL AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 32222 EFFECTIVE DATE FEBRUARY 6TH, 2018 AT 7:00 AM.
- 3) THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING ACTIVITIES ON THE SUBJECT PARCEL.
- 4) THERE IS NO OBSERVED EVIDENCE OF WETLAND MARKERS ON SITE.
- 5) THERE IS NO EVIDENCE OF PROPOSED CHANGES IN THE RIGHT-OF-WAY LINES.
- 6) THE SUBJECT PARCELS HAVE DIRECT PHYSICAL ACCESS TO BROAD STREET AND ROBINWOOD AVE, BOTH PUBLICLY DEDICATED ROADWAYS.
- 7) THE SUBJECT PARCEL IS CONTIGUOUS ALONG ITS COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.

UTILITY NOTE

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

ZONING INFORMATION

(GCD)-GENERAL COMMERCE DISTRICT

BASIS OF BEARINGS

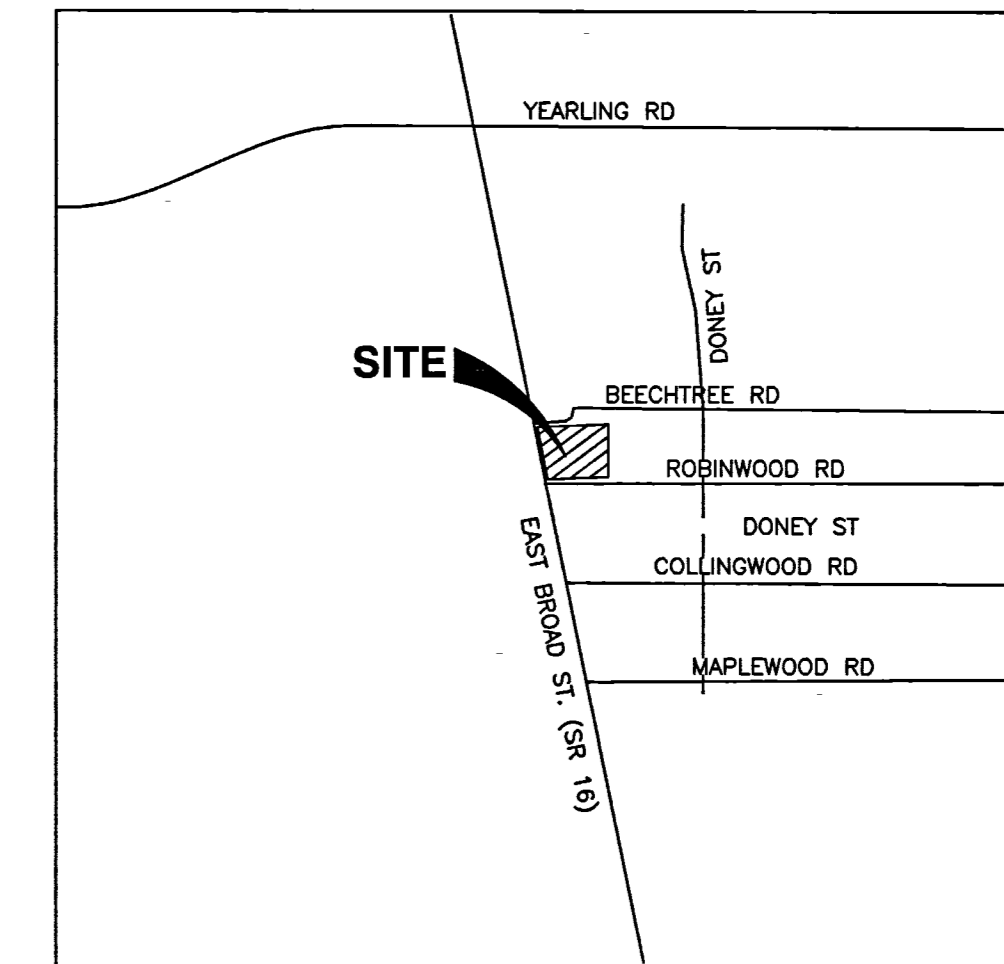
A BEARING OF NORTH 82°25'00" EAST WAS HELD ON SOUTH RIGHT OF WAY OF EAST BROAD STREET, AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS, AND WAS DETERMINED BY USING NATIONAL GEODETIC SURVEY, OPUS-5 SERVICE.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE MAJORITY OF SUBJECT PROPERTY IS IN ZONE "X". A SMALL PORTION AS SHOWN LIES IN ZONE AE AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39049C0332L, WHICH BEARS AN EFFECTIVE DATE OF JUNE 16, 2011.

IRON PINS

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC."



VICINITY MAP
SCALE: 1"=1,000'

REVISION RECORD

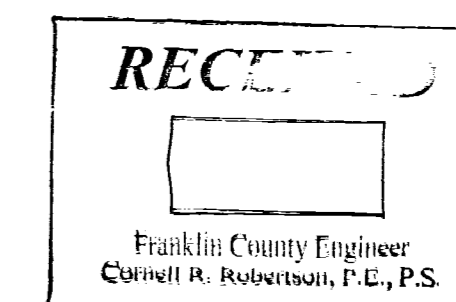
NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-598-6808
www.cecinc.com

**CASTO DEVELOPMENT
ALTA/NSPS SURVEY
MIRACLE MILE SHOPPING CENTER
WEST BROAD STREET
WHITEHALL, OHIO**

ALTA/NSPS
LAND TITLE SURVEY

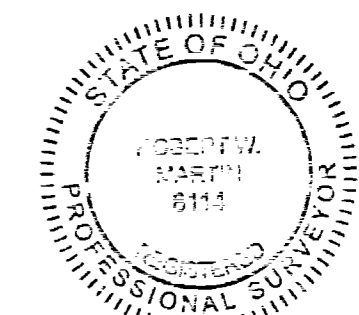
DATE: MARCH 2018 DRAWN BY: DRAFT
PROJECT NO.: 180-897
CHECKED BY: N/A
APPROVED BY: DRAFT



THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF OHIO CERTIFIES TO (i) FIRST AMERICAN TITLE COMPANY (ii) MIRACLE MILE, INC. AN OHIO CORPORATION (iii) FIRST FINANCIAL BANK, AN OHIO BANKING CORPORATION (iv) CLEAN TITLE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(G), 6(O), 7(C), 7(O)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: MARCH 1, 2018

Robert W. Martin 3-21-18
ROBERT W. MARTIN DATE
OHIO REGISTRATION/LICENSE NO. 8114



DRAWING NO.:
ATLA
SHEET 1 OF 3

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