

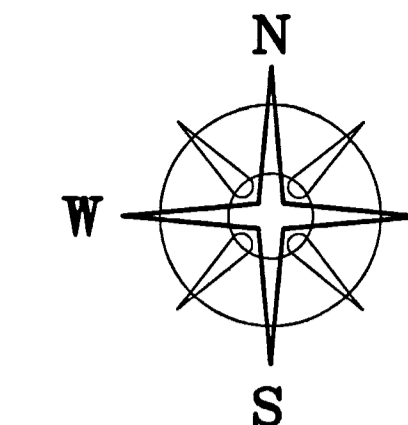
ALTA/NSPS SURVEY
4050 WEST BROAD STREET

BIG LOTS STORES INC
INST No. 200401050002624
143.775 ACRES

CITY OF COLUMBUS
FRANKLIN-TOWNSHIP

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- FCGS MONUMENT BOX (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- 3/4" Ø IRON PIN (FOUND)
- IRON PIN (FOUND)
- RAIL ROAD SPIKE (SET)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & NEON PLASTIC CAP STAMPED "DOWALTER 8302" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- STORM SEWER INLET/MANHOLE
- LAMP POST
- FIRE HYDRANT
- POWER POLE



BEARINGS ARE BASED ON A GPS OBSERVATION ON 01/18/2019 WGS 1984 GEODETIC NORTH. CENTERLINE OF US 40 (N 86°09'46" E)

DEED REFERENCE

S & S SHOPPING CENTERS
INST. No. 201007230093825

PACEL No. 140-000430-00
12.368 ACRES (AUDITOR)
PART OF ORIGINAL 20.639 ACRE TRACT
12.443 ORIGINAL ACRES (DEED)

NOTES

ADDRESS: 4050 WEST BROAD STREET
FEMA INFORMATION
FRANKLIN COUNTY MAP 39049C0303K
EFFECTIVE ON 06/17/2008
FLOOD ZONE "X"
OUPS REF.# B902500565-00B
ALL VISIBLE UTILITIES WERE FIELD LOCATED
WATER AND SEWER WERE NOT MARKED BY CITY

12.3384± ACRES
0.4061± ACRES WITHIN R/W OF US ROUTE 40

OHIO MANAGEMENT AND CONSULTING SERVICES INC
INST No. 201702100020265
8.9372 ACRES

EASEMENTS

ONLY EASEMENTS ARE THOSE REFLECTED IN THE COMMITMENT FOR TITLE INSURANCE DATED DECEMBER 14, 2018 ISSUED BY NORTHWEST TITLE FAMILY OF COMPANIES, INC

LINE	DESCRIPTION	INSTR No.	PG
1	ODOT (SANITARY EASEMENT, PARCEL 220-S)	20120180157671	
2	SIGN EASEMENT (2420 SQUARE FEET)	200506100112911	
3	0.212 AC. "ACCESS EASEMENT"	DB 3637 PG 52	
4	OHIO BELL TELEPHONE CO. EASEMENT	DB 3691 PG 660	
5	10' WIDE ELECTRIC EASEMENT	DB 1468 PG 149	
6	10' WIDE ELECTRIC EASEMENT	DB 1927 PG 648	
7	15' WIDE SANITARY EASEMENT	DB 3264 PG 670	
8	COLUMBIA GAS EASEMENT	INSTR No. 201803290041082	
9	INGRESS/EGRESS EASEMENT	DB 3699 PG 670	
10	25' WIDE ACCESS EASEMENT	DB 3058 PG 101 & DB 3680 PG 463	
11	10' WIDE ELECTRICAL EASEMENT	DB 3075 PG 386 & DB 3112 PG 57	
12	10' WIDE ELECTRICAL EASEMENT	DB 3112 PG 57	
13	ELECTRICAL EASEMENT (WITHIN R/W)	DB 2338 PG 111	
14	GAS EASEMENT (WITHIN R/W)	DB 1310 PG 94	
15	10' TELEPHONE EASEMENT	DB 3649 PG 272	
16	15' WIDE ELECTRIC EASEMENT	DB 2875 PG 203	
17	12' WATER LINE EASEMENT	DB 1823 PG 182	
18	30' WIDE HIGHWAY EASEMENT	DB 1371 PG 645	
19	70' WIDE HIGHWAY EASEMENT (PARCEL 85)	DB 1149 PG 256	
N/A	DB 1239 PG 529 & PB 21 PG 111		
N/A	DB 915 PG 307		
N/A	DB 206 PG 206		
N/A	DB 1079 PG 373		
N/A	DB 1127 PG 82		
N/A	DB 1127 PG 626		
N/A	DB 1717 PG 182		
	COULD NOT LOCATE DB 1371 PG 645		

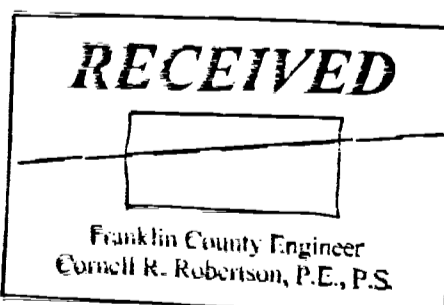
DEVELOPMENT AGREEMENT

VOL 170 PG 616 & VOL 171 PG 355
VOL 169 PG 268 & OR 12462 PG 111

Certification:

TO Northwest Title Family of Companies, Inc. and its successors and/or assigns, as their interests may appear, First American Title Insurance Company, its affiliates and their respective successors and/or assigns, David Zheng, Star on Broad, LLC, an Ohio limited liability company and Cherrywood Mortgage, LLC, its successors and its assigns.

This is to certify that this map or plat and the survey on which it is based was 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 through 4, 6(a), 7(c), 7(b)(1), 7(c), 8, 9, 11, 13, 14, and 16-19 of Table A thereof. The fieldwork was completed on February 26, 2019.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°07'39" E	54.97'
L2	N 05°02'51" W	60.19'
L3	N 03°49'12" W	32.35'
L4	N 03°49'12" W	42.66'
L5	S 86°09'46" W	35.42'

11-WD	FRANKLIN COUNTY COMMISSIONERS INST No. 200008280172253
10-WD	FRANKLIN COUNTY COMMISSIONERS INST No. 200207280183181
9-WD	FRANKLIN COUNTY COMMISSIONERS INST No. 200304070100220
8-WD	FRANKLIN COUNTY COMMISSIONERS INST No. 200205060112984

AS SHOWN ON R/W PLAN
FRA-GEORGE-PHILLIPI
SHEETS 91, 92 & 93 OF 95

4062 WEST BROAD LLC
INST No. 201011080149390
1.534 ACRES

L L I J M A S INC
INST No. 201010250141337
1.316 ACRES

S & S CO.
OR 2566 PG J06
1.205 ACRES

AS SHOWN ON R/W PLAN
FRA-40-6.08
SHEETS 27, 29 & 31 OF 57

ORIGINAL © THAT MATCHES
DEEDS AND
FRA-GEORGE-PHILLIPI
SHEETS 91, 92 & 93 OF 95

US ROUTE 40 (R/W VARIES)
(WEST BROAD STREET)

Ohio Utilities Protection Service



OUPS B902500565-00B

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858 DATE: 03/04/19

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

ALTA/NSPS SURVEY, 12.3384± ACRES,
VMS 1482, FRANKLIN TOWNSHIP,
FRANKLIN COUNTY, STATE OF OHIO.
SURVEYED FOR DAVID ZHENG

SCALE: 1"= 60'
60' 30' 0' 60'
DATES: SURVEYED 02/2019 DRAWN 02/2019
JOB No. S190110
CREW: MW
DWN BY: NC