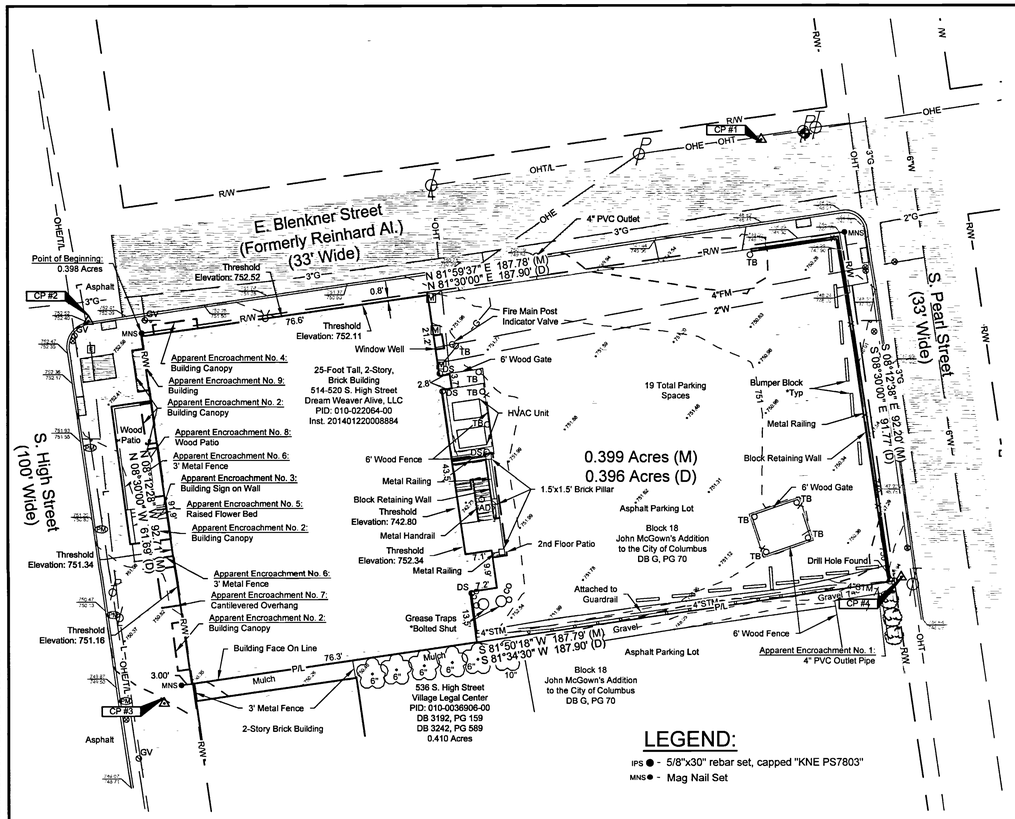


LEGEND:

IPS ● - 5/8"x30" rebar set, capped "KNE PS7803"

MNS ● - Mag Nail Set

ALTA/NSPS SURVEY

Situated in the City of Columbus, County of Franklin, State of Ohio, being part of Block Number Eighteen (18) of John McGown's Addition to the City of Columbus, Ohio, called South Columbus, Deed Book G, Page 70, as recorded in the Franklin County Recorder's Office.

-Proposed Insured: Pizzuti/TMD LLC
-Title Commitment Number: PT-19130C;
-Title Commitment Date: November 8, 2019 7:00 a.m.;

No Schedule B-II Survey Items Identified.

Apparent Encroachment No. 1: 4" PVC pipe, downspout outlet, crosses into the neighbor's property, 1.4 feet.

Apparent Encroachment No. 2: Building canopies crosses into the easterly right of way of South High Street, 3.4 feet.

Apparent Encroachment No. 3: Building Sign crosses into the easterly right of way of South High Street, 4.2 feet.

Apparent Encroachment No. 4: Building canopy crosses into the southerly right of way of East Blenkner Street, 1.7 feet.

Apparent Encroachment No. 5: Raised Flower Bed is located in the easterly right of way of South High Street. Belong's to subject parcel, 10.9 feet.

Apparent Encroachment No. 6: 3' Metal Fence crosses into the easterly right of way of South High Street, 10.4 feet.

Apparent Encroachment No. 7: Cantilevered building overhand crosses into the easterly right of way of South High Street, 5.1 feet.

Apparent Encroachment No. 8: Wood patio crosses into the easterly right of way of South High Street, 10.9 feet.

Apparent Encroachment No. 9: Building crosses into the easterly right of way of South High Street, 0.2 feet.

Legal Description:(By Deed)**

Situated in the County of Franklin, in the State of Ohio, and the City of Columbus;

Being Ninety-one and 50/100 (91.50) feet off of the North side of Block Number Eighteen (18) of John McGown's Addition to the City of Columbus, Ohio, called South Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book "G", Page 70, Recorder's Office, Franklin County, Ohio and more specifically described as follows:

Being situated in the State of Ohio, County of Franklin, City of Columbus, and being 91.50 feet (by Deed) off the North side of Block 18 of John McGown's Addition to the City of Columbus, Ohio (Called South Columbus) shown of record in Deed Book "G", Page 70, (Original Deed Book "G", Page 70, burned and not re-recorded), and being Parcel #3 conveyed to Byers Realty Inc. shown of record in Deed Book 1078, Page 75, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point at the intersection of the easterly line of South High Street (100 Feet Wide), with the southerly line of East Blenkner Street (33 Feet Wide), said point being at the northwesterly corner of said Block 18 (Northwesterly corner of said Byers Realty Inc. tract);

Thence North 81°33' East, along the southerly line of said East Blenkner street, and along the northerly line of said Block 18 (Northerly line of said Byers Realty Inc. tract), a distance of 187.90 feet to a cross in concrete at the intersection of the southerly line of said East Blenkner Street, with the westerly line of South Pearl Street (33 Feet Wide), said point being at the northeasterly corner of said Block 18 (Northeasterly corner of said Byers Realty Inc. tract);

Thence South 8°30' East, along the westerly line of said South Pearl Street, and along the easterly line of said Block 18 (East line of said Byers Realty Inc. tract), a distance of 91.77 feet to a cross in concrete at the northeasterly corner of a tract conveyed to the Village Legal Center show of record in Deed Book 3242, Page 589, and the southeasterly corner of said Byers Realty Inc. tract;

Thence South 81°34'30" West, across said Block 18, and along the northerly line of the Village Legal Center tract and along the southerly line of said Byers Realty Inc tract, a distance of 187.90 feet to an iron pin on the easterly line of said South High Street, and on the westerly line of said Block 18, and at the northwesterly corner of the Village Legal Center tract, and the southwesterly corner of said Byers Realty Inc. tract;

Thence North 8°30' West, along the easterly line of said South High Street, and along the westerly line of said Block 18 (Westerly line of said Byers Realty Inc. tract), a distance of 61.69 feet to the Place of Beginning, containing 17, 236 feet, 0.3957 acres.

**There is a 30.00 foot error in the deed of record for the subject parcel along South High Street.

Legal Description:(By Survey)

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Block 18 of John McGown's Addition to the City of Columbus, Ohio (Called South Columbus) shown of record in Deed Book "G", Page 70, (Original Deed Book "G", Page 70, destroyed by fire), and being the same parcel conveyed to Dream Weaver Alive, LLC by deed of record in Instrument Number 201401220008884, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a Mag Nail set at the intersection of the easterly right of way line of High Street (State Route 23) (100 Feet Wide) and the southerly right of way line of Blenkner Street (33 Feet Wide) (formerly known as Reinhard Alley), said point also being the northwesterly corner of said Block 18;

Thence North 81°59'37" East along the southerly right of way line of Blenkner Street and the northerly line of said Block 18 for a distance of 187.78 feet to a Mag Nail set at the intersection of the southerly right of way line of Blenkner Street with the westerly right of way line of Pearl Street (33 Feet Wide), said point being the northeasterly corner of said Block 18;

Thence South 8°12'38" East along the westerly right of way line of Pearl Street and the easterly line of Block 18 for a distance of 92.20 feet to a drill hole found at the northeasterly corner of a tract conveyed to the Village Legal Center by deed of record in Deed Book 3242, Page 589;

Thence South 81°50'18" West across said Block 18 and along the northerly line of the Village Legal Center tract, for a distance of 187.79 feet to a point on the easterly right of way line of High Street and in the westerly line of Block 18, said point being the northwesterly corner of the Village Legal Center tract and being witnessed by a Mag Nail set on line, 3.00 feet extended westerly into the right of way of High Street;

Thence North 8°12'28" West along the easterly right of way line of High Street and the westerly line of said Block 18, for a distance of 92.71 feet to the Place of Beginning and containing 0.399 acres, more or less, all of which is within Auditor's Parcel Number 010-022064-00, subject however to all other legal rights of way, easements and agreements of record.

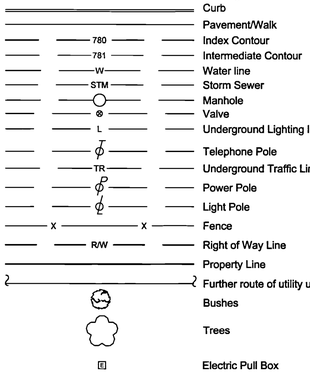
The bearings are based on the easterly right of way line of South High Street being North 08°12'28" West as referenced to the State Plane Coordinate System, Ohio South Zone, NAD83 (2011 NSRS Adjustment).

LEGEND

- Building/Wall
- Curb
- Pavement/Walk
- 780 — Index Contour
- 781 — Intermediate Contour
- W — Water line
- STM — Storm Sewer
- Manhole
- Valve
- L — Underground Lighting line
- Telephone Pole
- TR — Underground Traffic Line
- Power Pole
- Light Pole
- X — Fence
- R/W — Right of Way Line
- Property Line
- Further route of utility unknown
- Bushes
- Trees
- Electric Pull Box
- AD — Area Drain
- CO — Clean Out
- DS — Down Spout
- Siamese/Test Header
- Fire Hydrant
- (rec) — Information Obtained From Record Plan
- 783.56 — Spot Elevation
- 708.63 / 708.23 — Top of Curb Elevation / Bottom of Curb Elevation
- ⚠ or ● — Control Point
- TB — Traffic Bollard
- Handicap Ramp
- Sign
- Concrete Pavement, Walk, Slab
- Brick Walk

Not all symbols necessarily used

Location Map NTS



NOTES:

1. All underground utility locations are shown as accurately as possible based on surface evidence (valves and manholes), markings found in the field, and/or record plans received from the owner or utility companies. Items noted (rec) were obtained from existing plans. Utility locations are not necessarily complete or correct. Any utility in close proximity to proposed work should be "potholed" for exact location prior to construction. OUPS Ticket # B935300485-00.

2. Property and easement lines shown hereon, if any, are from a combination of records, GIS and evidence located in the field and are not to be construed as a boundary survey pursuant the OAC 4733-37. A title report, containing documentation or easements of record was not provided. Not all easements affecting the property may be shown. Property and easement lines are for informational purposes only and should not be used in conjunction with the development of design drawings.

3. The elevations on this survey are based on NAVD 88. Record drawings of buildings and infrastructure may exist having a differing datum. Exercise caution when utilizing this survey by correlating record drawings and proposed work with survey information shown on this drawing.

4. Benchmarks and control points shown on this survey may have been disturbed, since the completion of this survey. Verify that existing monumentation correlates with data shown on this survey prior to use.

5. Utilities noted (Ab) are denoted as such per record plan and may have been abandoned or removed. Their existence and/or status has not been verified.

6. Buildings are located from the surveyed at grade edge. Location of the interior and underground structural footprint has not been verified. Due to possible variations in building exterior above the at grade edge, the building location should be used for site plan use only.

7. Utility owner list shown is based on information received from the owner through contacting OUPS. This list may not be accurate or complete.

8. Sewer sizes shown are based on an evaluation of record plan information and observation from the manhole casting at grade. Due to manhole depth and safety restrictions entering manhole, sizes shown are approximate.

9. The lots delineated on this plat are found on non-printed F.E.M.A. community panel No. 39049C0328K dated 06/17/08. The property is located in Zone X and are therefore not in a flood hazard area.

10. Trees shown do not indicate dripline or root area.

11. Building overhangs are in an approximate location.

12. Source deed and survey are on different Basis of Bearings.
(M) = Measured and (D) = Deed.

CONTROL POINTS				
No.	Northing	Easting	Elevation	Description
1	711280.047	1828929.637	748.61	Mag Nail Set
2	711232.890	1828751.705	752.31	Mag Nail Set
3	711132.837	1828771.470	750.08	Mag Nail Set
4	711165.717	1828966.67	746.97	Mag Nail Set

*The project is based on State Plane Coordinates Ohio South Zone NAD 83 with 2011 NSRS adjustment.

BENCHMARKS		
No.	Elevation	Description
1	750.49	Railroad Spike set in the south side of a power pole (2nd pole west of intersection) located at the northwest corner of the intersection between East Blenkner Street and South Pearl Street

*Elevations are based on NAVD 1988.

Record Plans

1. John McGown's Addition to the City of Columbus, Ohio, Called South Columbus - DB "G", PG 70 (Destroyed by fire)

Right of Way Width

The current R.O.W. width of Blenkner Street is 33 feet.
The current R.O.W. width of Pearl Street is 33 feet.
The current R.O.W. width of High Street is 100 feet.

Zoning

Classification not provided by insurer.

RECEIVED
JAN 28 2020
Franklin County Engineer
Cornell R. Roberson, P.E., P.S.

To First American Title Insurance Company and The Pizzuti Companies. 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 1-5, 6(a), 7(a)(b1)(c), 8-9, and 13 if applicable.

The field work was completed December, 2019.

Date of Plat or Map: January 28, 2020

Daniel L. Quick, P.S. 7803
Korda-Nemeth Engineering, Inc.

STATE OF OHIO
DANIEL L. QUICK
7803
REGISTERED
PROFESSIONAL SURVEYOR

KORDA
Korda/Nemeth Engineering, Inc - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 FAX 614-487-8981 WEB www.korda.com

NSPS/ALTA Survey

514-520 South High Street
Columbus, OH

FIELD	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
NJD	NJD	DLQ	2019-7436	1/28/2020	1" = 20'	TS1

FILE: H:\PROJECTS\2019_2019 SURVEYING\2019-7436 514-520 SOUTH HIGH STREET ALTA SURVEY\SURVEY\SURVEY BASED\MG\2019-7436 TS.DWG SAVED DATE:28-Jan-2020 9:17 AM PLOT DATE: 1/28/2020 9:19 AM SAVED BY: DQUICK