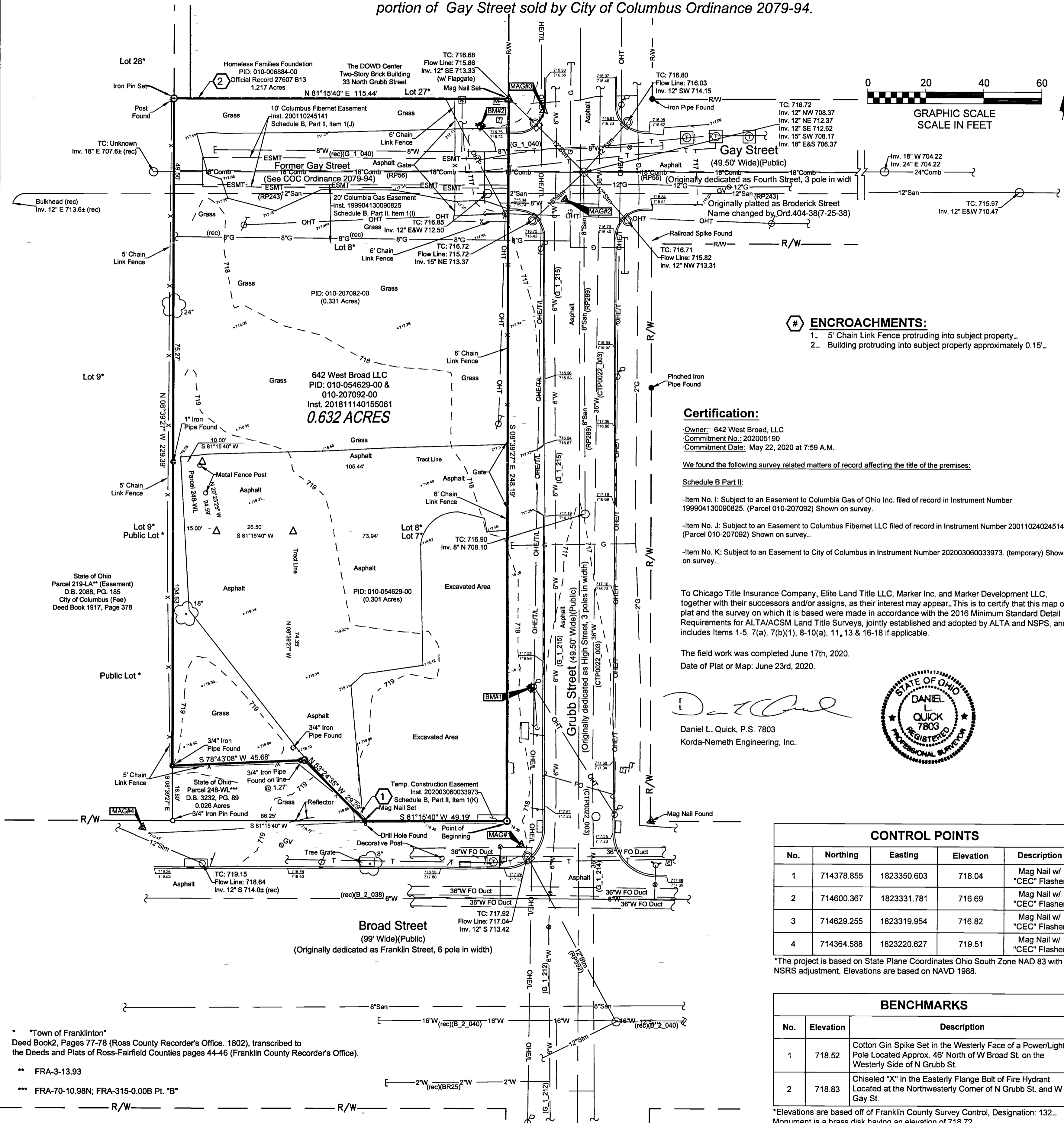


# ALTA/NSPS LAND TITLE SURVEY

Situated in the State of Ohio, Franklin County, City of Columbus, Virginia Military Survey Number 1393, part of Lot 7 and all of Lot 8 in the original town of Franklinton (Franklin-Ross Deed Volume G, Page 44) and a portion of Gay Street sold by City of Columbus Ordinance 2079-94.



## Description (By survey):

Situated in the State of Ohio, Franklin County, Virginia Military Survey 1393, City of Columbus, and being part of Lot 7 and all of Lot 8 delineated on the plat of the "Town of Franklinton", a subdivision of record in Deed Book 2, pages 77-78 (Ross County Recorder's Office, 1802), transcribed to the Deeds and Plats of Ross-Fairfield Counties pages 44-46 (Franklin County Recorder's Office), a portion of Gay Street, originally dedicated as Fourth Street, 3 poles in width, declared as excess right-of-way in Columbus Ordinance 2079-94 and being a resurvey of three tracts of land conveyed to 642 West Broad, LLC (hereafter referred to as the "Grantor") by deed of record in Instrument No. 201811140155061 and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the northerly line of Broad Street (currently 99 feet wide) (originally dedicated as Franklin Street, 6 poles in width) with the westerly line of Grubb Street (currently 49.50 feet wide) (originally dedicated as High Street, 3 pole in width), said point being the southeasterly corner of Lot 7 in the original town of Franklinton and the southeasterly corner of the hereinafter described tract;

Thence along the grantor's southerly line, the southerly line of Lot 7 and the northerly line of Broad Street South 81° 43' 40" West for a distance of 49.19 feet to a Mag Nail set at the southeasterly corner of a 0.026 acre tract of land conveyed to the State of Ohio by deed of record in Deed Book 3232, Page 89, said 0.026 acre tract being Parcel 248-WL of the Ohio Department of Transportation Right Way Plans FRA-70-10.98N/FRA-315-0.00B Limited Access;

Thence along the easterly line of said 0.026-acre tract and the grantor's westerly line North 53° 24' 35" West for a distance of 29.29 feet to an iron pin set at the northeasterly corner of said 0.026-acre tract;

Thence along the northerly line of said 0.026-acre tract and the grantor's southerly line South 78° 43' 08" West for a distance of 45.68 feet (passing a 3/4 inch diameter iron pipe at 1.27 feet) to a 3/4 inch diameter iron pipe found at the northwesterly corner of said 0.026-acre tract and in the easterly Limited Access Right of Way line of State Route 315 (Parcel 219-LA (FRA-3-13.93) conveyed in easement to the State of Ohio in Deed Book 2088, Page 185 and being a portion of a tract of land conveyed in fee to the City of Columbus by deed of record in Deed Book 1917, Page 378), said point being the grantor's southwestwesterly corner and witnessed by a 3/4 inch diameter iron pin found in the northerly line of Broad Street bearing South 08° 39' 27" East at a distance of 18.80 feet;

Thence along the grantor's westerly line, the westerly line of Lot 7 and Lot 8 of said original town of Franklinton, the easterly Limited Access Right of Way of State Route 315 and along the westerly terminus of a portion of Gay Street declared as excess right-of-way in City of Columbus Ordinance 2079-94, North 08° 39' 27" West for a distance of 229.39 feet (passing a 1" diameter iron pipe found at 104.63 feet and the northwesterly corner of Lot 8 at 179.90 feet) to an iron pin set at the southwestwesterly corner of Lot 27;

Thence along the northerly line of said portion of Gay Street, the grantor's northerly line, the southerly line of Lot 27 and the southerly line of a 1.217 acre tract conveyed to Homeless Families Foundation by deed of record in Official Record 27607 B13, North 81° 15' 40" East for a distance of 115.44 feet to a Mag Nail set in the westerly line of Grubb Street, at the southeasterly corner of said Homeless Families Foundation tract and the grantor's northeasterly corner;

Thence along the easterly terminus of said portion of Gay Street declared as excess right-of-way in City of Columbus Ordinance 2079-94 and along the westerly line Grubb Street, the grantor's easterly line, the easterly line of Lot 8 and Lot 7, South 08° 39' 27" East for a distance of 248.19 feet (passing the southerly line of Gay Street at 49.50 feet) to the Point of Beginning and containing 0.632 acres, more or less, subject however to all other legal rights of way, easements and agreements of record. Of the total 0.632 acres, 0.331 acres, more or less, are within Parcel No. 010-207092-00 and 0.301 acres, more or less are within Parcel No. 010-054629-00.

The bearings on this plat are based on the northerly line of Broad Street being S 81° 15' 40" W as referenced to the Ohio State Plane Coordinate System, South Zone, NAD83 with 2011 NSRS adjustment.

Iron pins set are 5/8"x30" rebar topped by a yellow plastic identification cap, stamped "Korda/Nemeth Engineering" and "PS 7799-PS 7803".

## NOTES:

- 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 # B016001133-00B and B016001158-00B.
- 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.
- 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.
- 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.
- 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.
- 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.
- The lots delineated on this plat are found on non-printed F.E.M.A. community panel No. 39049C0309K dated 06/17/2008. The property is located in Zone X and are therefore not in a flood hazard area.
- Trees shown do not indicate dripline or root area.
- All substantial features observed in the process of conducting the field work are shown on the survey.
- No parking spaces were clearly identified in the process of conducting the field work.
- No division or party walls were observed on the property.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field work.
- No evidence of proposed changes in the street right of ways was observed.
- No wetland delineation markers were observed on site.
- As a result of this survey, no gaps or gores between the subject property and adjoining properties were found to exist.

## ENCROACHMENTS:

- 5' Chain Link Fence protruding into subject property.
- Building protruding into subject property approximately 0.15'.

## Certification:

Owner: 642 West Broad, LLC  
 Commitment No.: 202005190  
 Commitment Date: May 22, 2020 at 7:59 A.M.

We found the following survey related matters of record affecting the title of the premises:

### Schedule B Part II:

- Item No. I: Subject to an Easement to Columbia Gas of Ohio Inc. filed of record in Instrument Number 199904130090825. (Parcel 010-207092) Shown on survey.
- Item No. J: Subject to an Easement to Columbia Fibernet LLC filed of record in Instrument Number 200110240245141. (Parcel 010-207092) Shown on survey.
- Item No. K: Subject to an Easement to City of Columbus in Instrument Number 202003060033973. (temporary) Shown on survey.

To Chicago Title Insurance Company, Elite Land Title LLC, Marker Inc. and Marker Development LLC, together with their successors and/or assigns, as their interest may appear. 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, 7(a), 7(b)(1), 8-10(a), 11, 13 & 16-18 if applicable.

The field work was completed June 17th, 2020.  
 Date of Plat or Map: June 23rd, 2020.

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



No.	Northing	Easting	Elevation	Description
1	714378.855	1823350.603	718.04	Mag Nail w/ "CEC" Flasher
2	714600.367	1823331.781	716.69	Mag Nail w/ "CEC" Flasher
3	714629.255	1823319.954	716.82	Mag Nail w/ "CEC" Flasher
4	714364.588	1823220.627	719.51	Mag Nail w/ "CEC" Flasher

\*The project is based on State Plane Coordinates Ohio South Zone NAD 83 with 2011 NSRS adjustment. Elevations are based on NAVD 1988.

No.	Elevation	Description
1	718.52	Cotton Gin Spike Set in the Westerly Face of a Power/Light Pole Located Approx. 46' North of W Broad St. on the Westerly Side of N Grubb St.
2	718.83	Chiseled "X" in the Easterly Flange Bolt of Fire Hydrant Located at the Northwesterly Corner of N Grubb St. and W Gay St.

\*Elevations are based off of Franklin County Survey Control, Designation: 132.. Monument is a brass disk having an elevation of 718.72..

## LEGEND

(applicable for all survey sheets)

	Building/Wall
	Curb
	Pavement/Walk
	Index Contour
	Intermediate Contour
	Water line
	Gas line
	Combined Sewer
	Sanitary Sewer
	Storm Sewer
	Manhole
	Open Grate Manhole
	Curb Inlet
	Valve
	Underground Electric line
	Electric Manhole
	Underground Telephone
	Underground Fiber Optic
	Telephone Pole
	Telephone Manhole
	Power Pole
	Light Pole
	Fence
	Right of Way Line
	Easement Line
	Property Line
	Original Subdivision Lot Lines
	Further route of utility unknown
	Trees
	Electric Pull Box
	Telephone Pull Box/Pedestal
	Traffic Pull Box
	Lighting Pull Box
	Fire Optic Pull Box
	Fire Hydrant
	Top of Casting Elevation
	Information Obtained From Record Plan
	Abandoned Utility
	Spot Elevation
	Top of Curb Elevation
	Bottom of Curb Elevation
	Control Point
	Handicap Ramp
	Sign
	Concrete Pavement, Walk, Slab

Not all symbols necessarily used

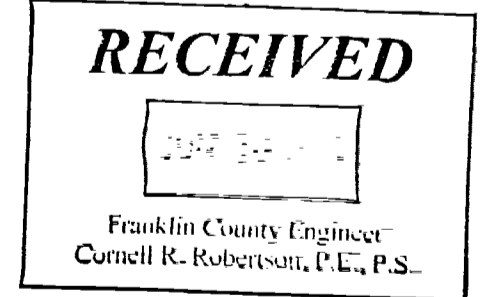
### MONUMENT LEGEND:

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### Location Map

NTS

Franklin County  
 Elementary School



## KORDA

Korda/Nemeth Engineering, Inc. - Consulting Engineers  
 1650 Wideman Drive, Suite 200 - Columbus, Ohio 43215-7010  
 TEL 614-427-1650 FAX 614-427-8881 WEB www.korda.com

## ALTA/NSPS LAND TITLE SURVEY

### 642 WEST BROAD STREET

### COLUMBUS, OHIO 43201

### FRANKLIN COUNTY

FIELD	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
JLL	DKS	DLQ	2020-7435	06/30/20	1"=20'	TS1

FILE: H:\PROJECTS\2020\_2020 SURVEYING\2020-7435\_642 WEST BROAD STREET ALTA/NSPS SURVEY BASED\DWG\2020-7435\_TS1.DWG SAVED DATE: 30-Jun-2020 1:38 PM PLOT DATE: 6/30/2020 2:00 PM SAVED BY: DQUICK