

ALTA/NSPS LAND TITLE SURVEY

FOR

LEVECK COMMERCIAL CONSTRUCTION AND DEVELOPMENT

QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, U.S.M.D.
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

SOURCE OF TITLE

Ruth E. Junkermann Deed Book 3190, Page 261, Official Record 260B10

BASIS OF BEARING

Horizontal bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2007), established by GPS observation in June 2019 as noted in Instrument Number 201911010145926, in which the westerly right-of-way line for Eastgate Parkway bears S03°39'31"W. Vertical datum is based on NAVD88.

AREA OF PROPERTY

22.924 Acres Gross of Bounded Area
0.585 Acres in R/W of Bounded Area
22.339 Acres Net in Bounded Area

AREA OF BUILDING

N/A

STREET ADDRESS

6579 Taylor Road, Blacklick, Ohio, 43004

FLOOD ZONE

The subject property lies within Flood Zone X, Community Panel Number 39049C0214K and 39049C0352K, Effective Date: June 17, 2008

UTILITY NOTE

Utilities shown hereon may not delineate all utilities that currently exist on the subject site. The undersigned does not certify that the shown utilities are all utilities that may be present on the subject site at the time of survey.

OHIO811 Ticket References: A031403002-00A, A031403007-00A

DESCRIPTION OF PROPERTY

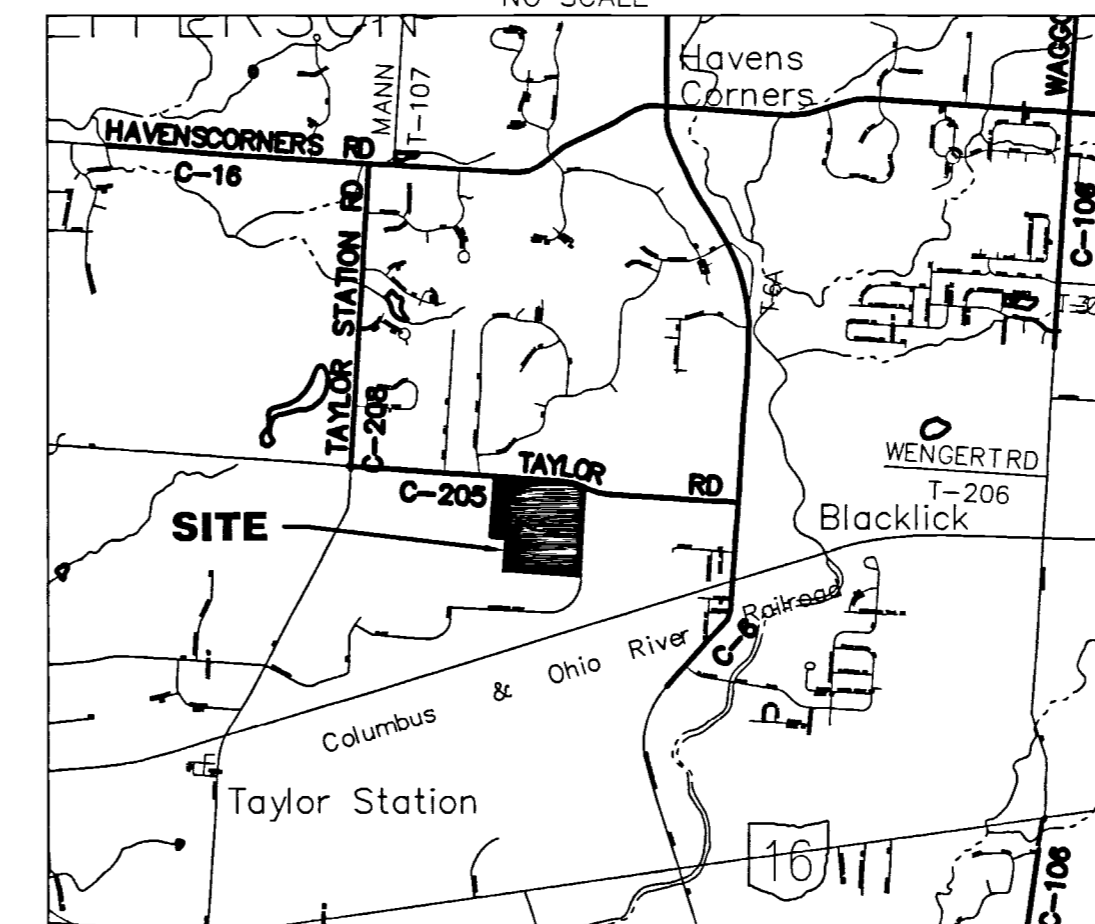
Description per Title Commitment:
The Land is described as follows: 027-000008-00, being approximately 23 acres of the balance remaining.

Description of Record:

Parcel 1:
Situated in Jefferson Township, Franklin County, Ohio and being the north part of Lot 19, situated in the 3rd county, of the first township, of the 16th range of the U.S.M. Lands, in the county aforesaid. Commencing at the northwest corner of Lot 19; thence with the north line of said lot to the northeast corner of Lot 19; thence south 0°55' west 41 poles; thence west parallel with the north line of said Lot 19, 1 1/2 poles; thence south 0°55' west about 58 poles, or far enough to contain 60 acres of land by a line running west parallel with the north line of said Lot 19 and intersecting the west line of said lot; thence west on a line parallel with the north line of said Lot 19 to the west line of said Lot 19; thence north with said west line of said Lot 19, to the place of beginning, containing 60 acres of the north part of Lot 19.

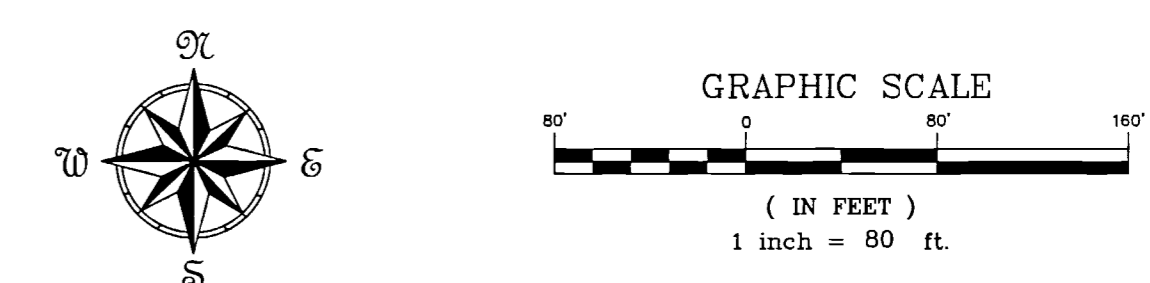
VICINITY MAP

NO SCALE



Line Table		
Line #	Length	Direction/Bearing
L2	50.00'	S03°5'16"W
L3	76.15'	S86°02'44"E
L6	50.35'	S05°19'23"W

Curve Table					
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance	
C1	15.70'	10.00'	89°56'34"	N41°03'22"W	14.14'



EXCEPTIONS					
Schedule B, Part II items per Commitment for Title Insurance issued by First American Title Insurance Company for Commitment Number 20-0226 dated October 23, 2020 at 7:00 AM.					
EXCEPTION #	DESCRIPTION	LOCATED ON SUBJECT PROPERTY	BLANKET	SHOWN ON SURVEY	ABLE TO DETERMINE LOCATION OF UTILITY AFFECTED LINE
0	No recorded easement exceptions listed in commitment.	N/A	N/A	N/A	N/A

ALTA/NSPS TABLE A NOTES

1) At the time of survey, there was no visible evidence of street or sidewalk construction observed on subject tract.

PARKING NOTE

No Striped Parking

MISCELLANEOUS NOTES

1) FENCE LINE UP TO 3.6' OUTSIDE OF PROPERTY
2) SANITARY LIFT STATION STRUCTURE UP TO 3.1' OUTSIDE OF PROPERTY
3) STORM OUTLET STRUCTURE UP TO 2.5' OUTSIDE OF PROPERTY
4) FENCE LINE UP TO 15.7' OUTSIDE OF PROPERTY

LEGEND

	SANITARY MANHOLE		FIRE HYDRANT
	STORM CATCH BASIN		TRAFFIC CONTROL BOX
	GAS VALVE		POWER POLE
	WATER VALVE		LIGHT POLE
	RIGHT OF WAY		TRAFFIC SIGNAL POLE
	CENTERLINE		SIGN
	OVERHEAD ELECTRIC		MAILBOX
	SANITARY SEWER		GUY ANCHOR
	STORM SEWER		MAG NAIL SET IN CENTERLINE
	WATER LINE		5/8" x 30" REBAR W/CAP LABELED "SMART" FOUND
	GAS LINE		5/8" x 30" REBAR W/CAP LABELED "BISHOFF" FOUND
	FENCE LINE		3/4" x 30" PIPE W/CAP LABELED "EM&T" FOUND
			5/8" x 30" REBAR W/CAP LABELED "SMART SERVICES" TO BE SET

SURVEYOR'S CERTIFICATION

To Leveck Commercial Construction and Development, LLC, Gahanna Title Agency, LLC & First American Title Insurance Company.
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, 5, 7(a), 8, 9, 11, 13, 17, 19, and 20 of Table A thereof.
The fieldwork was completed on November 17, 2020.
Original Date of Plat or Map: December 1, 2020

STATE OF OHIO
JOHN C. DODGION
JOHN C. DODGION, SURVEYOR
OHIO REG. NO. 8069
09/23/2021
Rev: 03/31/2021
Rev: 04/23/2021

RECEIVED
MAY 20 2021
Franklin County Engineer
Cornell R. Roberson, P.E., P.S.

DRAWN BY: N. MASON DATE: 12/01/2020
CHECKED BY: J. DODGION DRAWING NO.: 794901
JOB NO.: 794901 SHEET 1 OF 1

PREPARED BY:
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