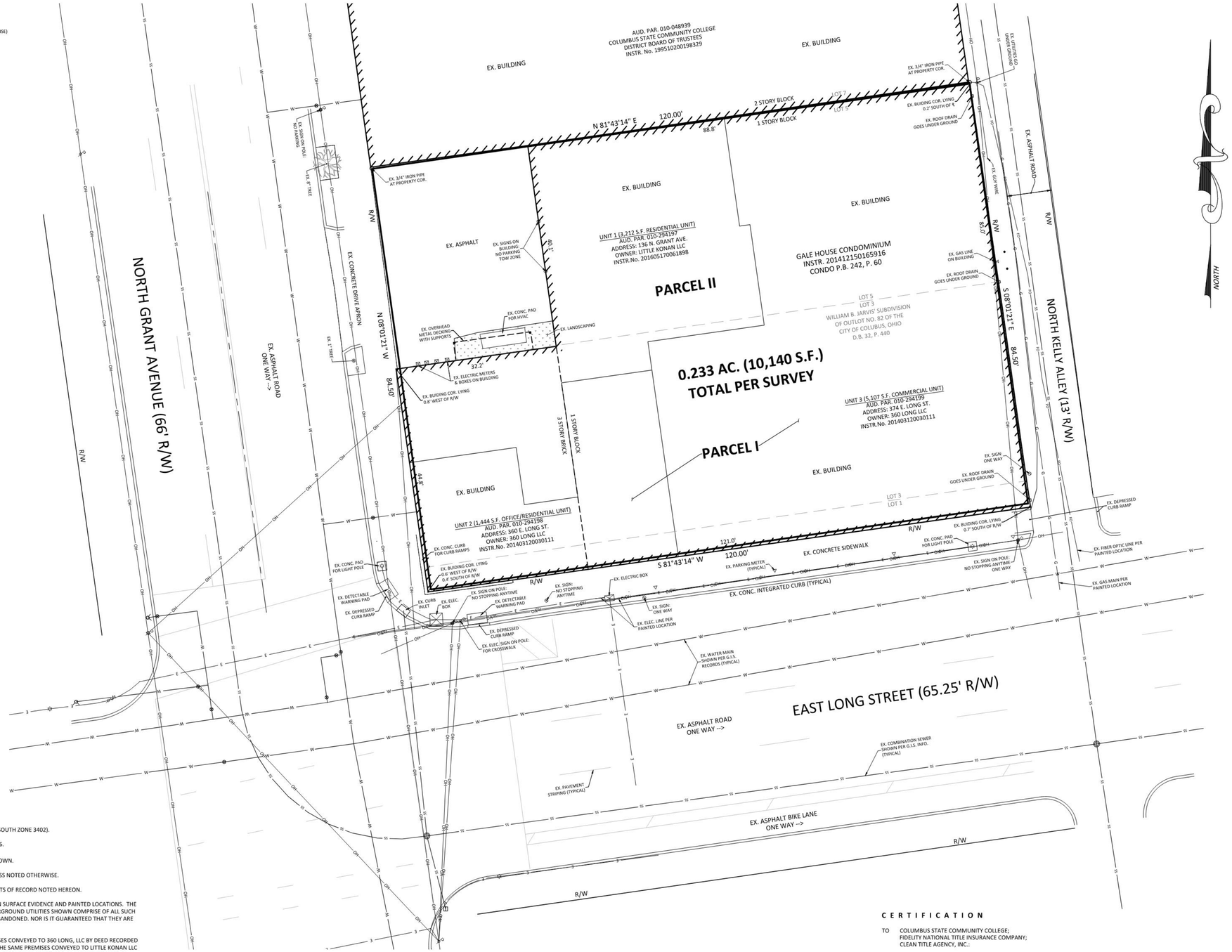
LEGEND
EXISTING FEATURES

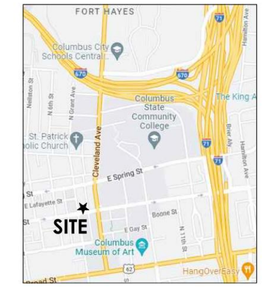
- MANHOLE
- CATCH BASIN/DRAIN
- GUTTER INLET
- CLEAN OUT
- DOWNSPOUT
- UTILITY POLE
- ELECTRIC BOX
- TELEPHONE BOX
- CABLE TV BOX
- LIGHT POLE/LAMP POST
- TRAFFIC SIGNAL/BOX
- FIRE HYDRANT
- WATER VALVE/METER
- SPRINKLER/VALVE
- GAS VALVE/METER
- SIGN/SIGN POST
- FLAG POLE
- MAIL BOX
- PARKING METER
- GUARD POST
- HANDICAPPED PARKING
- —SS— COMBINATION SEWER
- —ST— STORM SEWER
- —W— WATER LINE
- —G— GAS LINE
- —E— ELECTRIC LINE
- —T— TELEPHONE LINE
- —OH— OVERHEAD UTILITY LINE
- —FO— FIBER OPTIC LINE
- —X— FENCE LINE

LEGEND
MONUMENTS
(UNLESS NOTED OTHERWISE)

- EX. 5/8" IRON PIN
- EX. SPIKE
- EX. NOTCH
- EX. NAIL
- EX. STONE
- EX. CONC. MON.
- —X— EX. FENCE LINE
- 5/8" IRON PIN SET
- 1" IRON PIN SET
- SPIKE SET
- NOTCH SET
- NAIL SET
- CONC. MON. SET



NORTH



VICINITY MAP
NOT TO SCALE

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

ABBREVIATIONS

AC.= ACRES
ASPH.= ASPHALT
BK.= BOOK
CB= CATCH BASIN
CMP= CORRUGATED METAL PIPE
CONC.= CONCRETE
COR.= CORNER
CPP= CORRUGATED PLASTIC PIPE
D.B.= DEED BOOK
DGI= DOUBLE GUTTER INLET
E= EAST
EASE.= EASEMENT
ELEC.= ELECTRIC
ELEV.= ELEVATION
E/P= EDGE OF PAVEMENT
EX.= EXISTING
G.M.= GAS MAIN
INV= INVERT
MH= MANHOLE
N= NORTH
N.E.= NORTHEAST
N.W.= NORTHWEST
O.R.= OFFICIAL RECORD
P.= PAGE
PAR.= PARCEL
P.O.B.= POINT OF BEGINNING
P.O.C.= POINT OF COMMENCEMENT
P.S.= PROFESSIONAL SURVEYOR
REF.= REFERENCE
RCP= REINFORCED CONCRETE PIPE
R.P.O.B.= REAL POINT OF BEGINNING
R/W= RIGHT-OF-WAY
S= SOUTH
SGI= SINGLE GUTTER INLET
S.E.= SOUTHEAST
S.R.= SURVEY RECORD
S.W.= SOUTHWEST
TEL.= TELEPHONE
TELE.= TELECOMMUNICATION
TOP= TOP OF STRUCTURE
TWP.= TOWNSHIP
VOL.= VOLUME
W= WEST
W.M.= WATER MAIN

SURVEY NOTES

BEARINGS BASED ON US STATE PLANE NAD 83 (OHIO SOUTH ZONE 3402).

REDUCED TO GROUND. SCALE FACTOR= 1.0000439286.

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.

MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.

THE UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE EVIDENCE AND PAINTED LOCATIONS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES ON THE PREMISES, EITHER IN SERVICE OR ABANDONED. NOR IS IT GUARANTEED THAT THEY ARE IN THE EXACT LOCATION INDICATED.

SUBJECT PROPERTY BEING PART OF THE SAME PREMISES CONVEYED TO 360 LONG, LLC BY DEED RECORDED IN INSTRUMENT NO. 201403120030111 AND ALL OF THE SAME PREMISES CONVEYED TO LITTLE KONAN LLC BY DEED RECORDED IN INSTRUMENT NO. 201605170061898, ALL RECORDS OF THE FRANKLIN COUNTY, OHIO RECORDER'S OFFICE.

THERE ARE NO STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.

THE SURVEYOR DID NOT OBSERVE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 39049C0328K EFFECTIVE 6/17/2008 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SUBJECT PROPERTY LIES WITHIN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD).

SUBJECT PROPERTY PARCELS I AND II, BEING AUDITOR'S PARCELS 010-294197, 010-294198 AND 010-294199, ARE CONTIGUOUS ALONG COMMON BOUNDARY LINES, WITH NO GAPS, GORES OR OVERLAPS.

THE SUBJECT PROPERTY CURRENTLY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO THE PUBLIC RIGHT-OF-WAY OF NORTH GRANT AVENUE AND DIRECT PEDESTRIAN ACCESS TO THE PUBLIC RIGHT-OF-WAY OF EAST LONG STREET.

SCALE IN FEET
0 5 10 20 30

NOT SUBMITTED FOR TAX MAP REVIEW

COMMITMENT NOTES

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.: 35490 WITH COMMITMENT DATE: MARCH 4, 2023, 07:00 AM, WAS REFERENCED DURING THE PREPARATION OF THIS SURVEY. THE FOLLOWING EXCEPTIONS REFER TO SURVEY RELATED ITEMS FOUND IN SCHEDULE B, PART II OF SAID COMMITMENT:

15. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, ASSESSMENTS, CHARGES, OBLIGATIONS AND EASEMENTS AS SETFORTH IN OR ARISING FROM THE DECLARATION, BYLAWS AND DRAWINGS OF GALE HOUSE CONDOMINIUM, APPEARING OF RECORD IN INSTRUMENT NUMBER 201412150165912 AND PLAT BOOK 242, PAGE 60, FRANKLIN COUNTY RECORDS.

AFFECTS THE SUBJECT PROPERTY- NOTHING TO PLOT

16. NOTE: PARCELS SUBJECT TO GALE HOUSE CONDOMINIUM OWNERS ASSOCIATION INC.

AFFECTS THE SUBJECT PROPERTY- NOTHING TO PLOT

CERTIFICATION

TO COLUMBUS STATE COMMUNITY COLLEGE;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(A), 8, 9 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON THE 2ND OF MARCH, 2023.

05/08/2023
DATE

RICHARD D. NICHOLS, P.S.
OHIO REGISTRATION No. 7929
RNichols@McGillSmithPunshon.com

STATE OF OHIO
RICHARD D. NICHOLS
S-7929
REGISTERED
PROFESSIONAL SURVEYOR

LEGAL DESCRIPTION

PARCEL I:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING UNIT TWO (2) AND UNIT (3) OF GALE HOUSE CONDOMINIUM, TOGETHER WITH THE UNDIVIDED INTEREST IN AND TO THE COMMON AREA, AS THE SAME IS NUMBERED, DESCRIBED, DESIGNATED, AND DELINEATED IN THE DECLARATION OF CONDOMINIUM AND BY-LAWS OF CONDOMINIUM ASSOCIATION FOR GALE HOUSE CONDOMINIUM, OF RECORD, RESPECTIVELY, IN INSTRUMENT NUMBER 201412150165912 AND ON THE DRAWINGS THEREOF, OF RECORD IN INSTRUMENT NUMBER 201412150165916, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

PARCEL II:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING UNIT ONE (1) OF GALE HOUSE CONDOMINIUM, TOGETHER WITH THE UNDIVIDED INTEREST IN AND TO THE COMMON AREA, AS THE SAME IS NUMBERED, DESCRIBED, DESIGNATED, AND DELINEATED IN THE DECLARATION OF CONDOMINIUM AND BY-LAWS OF CONDOMINIUM ASSOCIATION FOR GALE HOUSE CONDOMINIUM, OF RECORD, RESPECTIVELY, IN INSTRUMENT NUMBER 201412150165912 AND ON THE DRAWINGS THEREOF, OF RECORD IN INSTRUMENT NUMBER 201412150165916, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

ALTA/NSPS LAND TITLE SURVEY

360 E. LONG STREET
374 E. LONG STREET
136 N. GRANT AVENUE
SITUATED IN
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO
BEING LOT NUMBERS THREE (3), FIVE (5)
AND PART OF LOT NUMBER ONE (1) OF
WILLIAM B. JARVIS' SUBDIVISION
OF OUTLOT NO. 82 OF
THE CITY OF COLUMBUS, OHIO
RECORDED IN DEED BOOK 32, PAGE 440 &
ALSO BEING UNITS ONE (1), TWO (2) AND THREE (3)
GALE HOUSE CONDOMINIUM
RECORDED IN CONDO P.B. 242, P. 60

Date	03/20/23
Scale	1" = 10'
Drawn By CMB	Proj. Mgr. RDN
Survey Database	N/A
DWG	22524013-ALT-2023
X-Ref(s)	
Project Number	22524.01
File No. 22524	Sheet No. 1 / 1

MSP DESIGN
McGill Smith Punshon

- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

N:\land projects\22000\22524\dwg\22524013-ALT-2023.dwg, ALTA, 5/8/2023 7:48:34 AM, chris