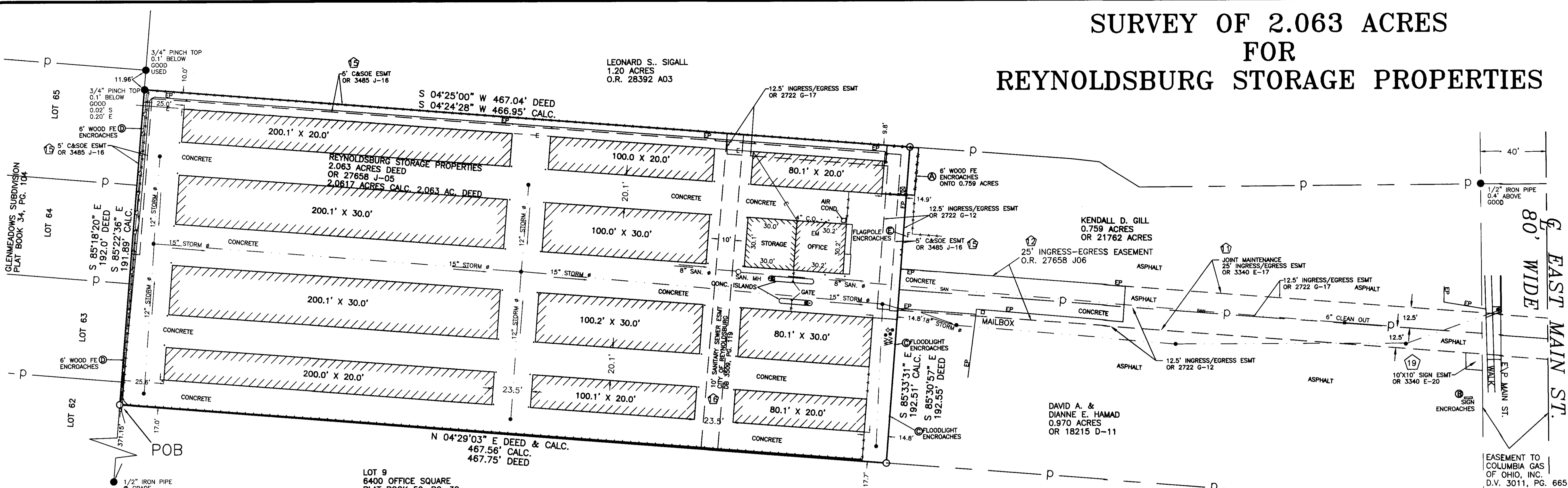
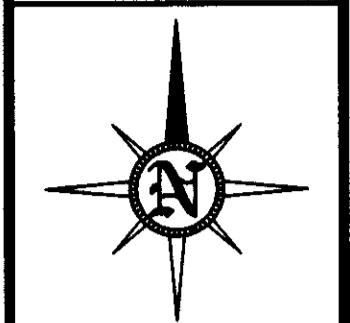
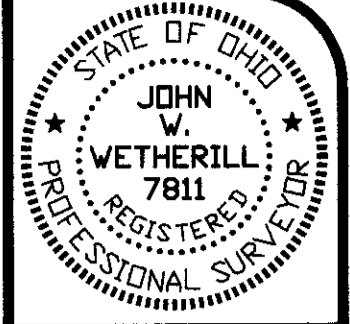
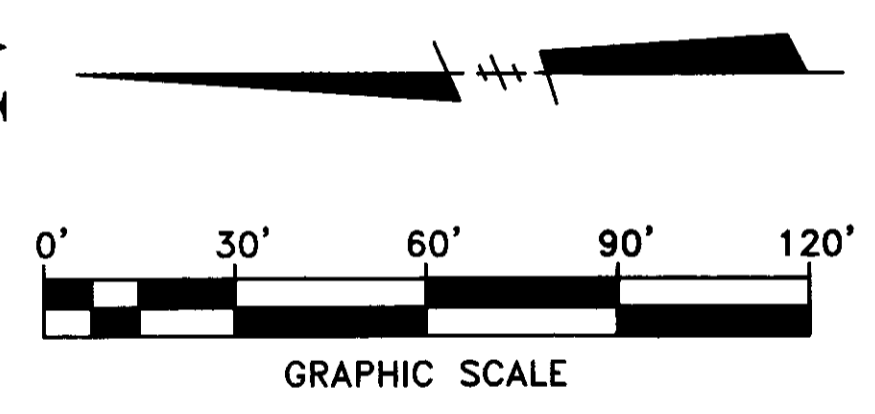


# SURVEY OF 2.063 ACRES FOR REYNOLDSBURG STORAGE PROPERTIES



## LEGEND

- San. Sanitary Sewer
- St. Storm Sewer
- W. Water Main
- E. Overhead Electric Line
- U/C. Underground Cables
- O/L. Overhead Lines
- Manhole
- 2.5" dia. Drop Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- Sign
- Valve Box
- Electric Transformer
- Keypad
- Flag Pole
- 6" Wood Fence
- 6" Chain Link Fence
- 4" Bollard
- Iron Pin Set
- Iron Pin Found
- MH. Man Hole
- St. Storm Sewer
- AC. Air Conditioner
- CO. Clean Out
- EM. Electric Meter
- EP. Edge of Pavement
- SQ. Square
- DI. Drop Inlet
- P. Pipe
- CL FE. Chain Link Fence
- CONC. Concrete
- OR. Official Record
- DB. Deed Book
- R/W. Right of Way
- ESMT. Easement



SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, CITY OF REYNOLDSBURG, BEING LOCATED IN HALF SECTION 20, SECTION 13, TOWNSHIP 12, RANGE 21 AND HALF SECTION 17, SECTION 12, TOWNSHIP 12, RANGE 21, REFUGEE LANDS AND BEING 2.063 ACRES OF THE 3.80 ACRE TRACT AS CONVEYED TO ERNEST GENE AND BEVERLY ANN TAYLOR, BY DEED OF RECORD IN DEED BOOK 3643, PG. 504, ALL REFERENCES BEING TO THOSE OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWESTERLY CORNER OF THE SAID TAYLOR 3.80 ACRE TRACT AND BEING ALSO THE NORTHEASTERLY CORNER OF "6400 OFFICE SQUARE" OF RECORD IN PLAT BOOK 59, PAGE 30;

THENCE ALONG THE NORTHERLY LINE OF THE SAID TAYLOR 3.80 ACRE TRACT AND BEING ALSO THE SOUTHERLY LINE OF "GLENMEADOWS" OF RECORD IN PLAT BOOK 34, PAGE 104, SOUTH 85° 18' 20" EAST, 192.0 FEET TO AN IRON PIN;

THENCE ALONG THE EASTERLY LINE OF SAID TAYLOR 3.80 ACRE TRACT AND BEING ALSO THE WESTERLY LINE OF THE SHIRLEY J. SIGALL 1.2 ACRE TRACT, SOUTH 4° 25' 00" WEST, 467.04 FEET A POINT;

THENCE ACROSS THE SAID TAYLOR 3.80 ACRE TRACT, NORTH 85° 30' 57" WEST, 192.55 FEET TO A POINT IN THE WESTERLY LINE OF THE SAID TAYLOR 3.80 ACRE TRACT AND BEING ALSO THE EASTERLY LINE OF THE SAID "6400 OFFICE SQUARE"

THENCE ALONG SAID LINE, NORTH 4° 29' 03" EAST, 467.75 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.063 ACRES OF LAND, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL EASEMENTS AND/OR EASEMENT, IF ANY, OF PREVIOUS RECORD.

TOGETHER WITH, A TWENTY-FIVE (25) FOOT INGRESS AND EGRESS EASEMENT FOR THE ACCESS TO EAST MAIN STREET, THE CENTERLINE OF SAID TWENTY-FIVE (25) FOOT INGRESS AND EGRESS EASEMENT BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE ABOVE DESCRIBED 2.063 ACRE TRACT THAT IS LOCATED NORTH 85° 30' 57" WEST, 86.93 FEET FROM THE SOUTHEASTERLY CORNER OF SAID 2.063 ACRE TRACT;

THENCE SOUTH 4° 29' 03" WEST, PARALLEL TO THE WESTERLY LINE OF SAID TAYLOR 3.80 ACRE TRACT, 395.56 FEET TO THE POINT OF TERMINUS OF SAID EASEMENT IN THE CENTERLINE OF EAST MAIN STREET, SAID POINT BEING LOCATED NORTH 89° 41' 00" EAST, 106.0 FEET FROM THE SOUTHWESTERLY CORNER OF SAID TAYLOR 3.80 ACRE TRACT.

SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY AND/OR EASEMENTS OF PREVIOUS RECORD.

## SURVEY CERTIFICATION

The undersigned being a registered surveyor of the State of Ohio hereby certifies to Paramount Title Insurance Agency, Inc., Lawyers Title Insurance Corporation, Reynoldsburg Storage Properties, and Charter One Mortgage:

This print of survey actually was made on the ground on May 29, 2001, in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, contains Items 1,2,3,4,6,7(a), 7(b)(1),8,9,10,11,13,14,15 and 16 of Table A thereto, and correctly shows: (i) a fixed and determinable position and location of the land described herein (together with the buildings and improvements thereon, the "Mortgaged Property"), including the position of the point of beginning; (ii) the location of all buildings, structures and other improvements situated on the land; (iii) all driveways or other curb cuts along any street or alley upon which the land abuts; (iv) the location and name of all public and private streets or alleys located thereon or adjacent thereto, all of which are public unless otherwise noted; (v) the location, dimension and recording data of all easements, rights-of-way and other matters of record thereon or with respect to which the undersigned has knowledge; (vi) the location and dimension of all unrecorded easements, paths, rights-of-way and party walls to the extent visible thereon or with respect to which the undersigned has knowledge; (vii) the location of applicable building restriction and setback lines required by local ordinances and regulations; and (viii) the location of all encroachments or overhangs onto or from the Mortgaged Property. Except as shown on this survey, there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts. Except as shown on the survey, the Mortgaged Property does not serve any adjoining property for drainage, utilities or ingress or egress. The Mortgaged Property has access to and from a duly dedicated and accepted roadway. This survey reflects boundary lines of the land, which "close" by surveying calculations. All utility services to the Mortgaged Property either enter the Mortgaged Property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned. The Mortgaged Property does not lie within an area designated as a flood hazard area by any map or publication of the U.S. Department of Housing and Urban Development or the Federal Emergency Management Agency. The Mortgaged Property and only the Mortgaged Property constitutes distinct tax lot(s). All zoning use and density classifications are property shown hereon. The undersigned has received and examined a copy of the Commitment for Title Insurance No. 01-1744-65, dated June 13, 2001, issued by Lawyers Title Insurance Corporation, with respect to the Mortgaged Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it can be located, has (with recording reference and reference to the exception number of the Commitment) been shown hereon. The undersigned further certifies that this survey meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, and the ratio and precision of this survey is at least 1 to 15,000.

*John W. Wetherill*  
John W. Wetherill, P.S. No. 7811

Date: 10/23/02

## NOTES

- EASEMENTS:**
- EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY LAWYERS TITLE INSURANCE CORPORATION EFFECTIVE DATE JUNE 13, 2001, COMMITMENT NUMBER 01-1744-65, SCHEDULE B-SECTION 2. PLOTTED EASEMENTS ARE DENOTED AS THUS-⊖
  - 11-JOINT MAINTENANCE AGREEMENT IN O.R. 032340E17, APPLIES AND IS PLOTTED.
  - 12-25' WIDE INGRESS & EGRESS EASEMENT IN O.R. 27658J05 IS PLOTTED AND APPLIES.
  - 15-5' ESMT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC CO. RECORDED IN OR 3485 J-16 IS PLOTTED ALONG THE NORTH, EAST, AND SOUTH PROPERTY LINES OF THE 2.063 ACRE TRACT.
  - 16-10' SANITARY ESMT TO THE CITY OF REYNOLDSBURG RECORDED IN DB 3509, PG. 119, IS PLOTTED, CROSSING THE 2.063 ACRE TRACT EAST AND WEST.
  - 17-EASEMENT TO THE OHIO FUEL GAS COMPANY IN D.V. 1881, PG. 35, AS ASSIGNED TO COLUMBIA GAS OF OHIO, INC. IN D.V. 2458, PG. 90, IS A BLANKET TYPE EASEMENT (NOT PLOTTABLE) AND APPLIES TO THE SUBJECT TRACT.
  - 18-EASEMENT TO COLUMBIA GAS OF OHIO, INC., IN D.V. 3011, PG. 665 APPLIES TO THE SUBJECT TRACT, LIES WITHIN THE RIGHT OF WAY OF EAST MAIN ST.
  - 19-10' X 10' SIGN ESMT TO ZUENE BROTHERS CONSTRUCTION IS PLOTTED AND IS IN THE SOUTHEAST CORNER OF THE 0.970 ACRE TRACT.
- OTHER EASEMENTS:**
- 12.5' INGRESS/EGRESS ESMT GRANTED TO PREVIOUS OWNER OF THE NORTHERN PART OF THE 2.063 ACRE TRACT IN OR 2722 G-12 IS PLOTTED, CROSSING THE 0.970 ACRE TRACT AND ALONG THE SOUTH AND WEST LINES OF THE 2.063 ACRE TRACT.
  - 12.5' INGRESS/EGRESS ESMT GRANTED IN OR 2722 G-17 TO A PREVIOUS OWNER OF A 1.428 ACRE TRACT (BEING ALL OF THE 0.970 ACRE TRACT AND THE SOUTHERN PART OF THE 2.063 ACRE TRACT, IS PLOTTED, BEING ALONG THE WEST LINE OF THE 0.759 ACRE TRACT.

## FLOOD ZONE:

THE PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO MAP NO. 39049C0279, EFFECTIVE DATE AUGUST 2, 1995

## ENCROACHMENTS: DENOTED THUS ⊗

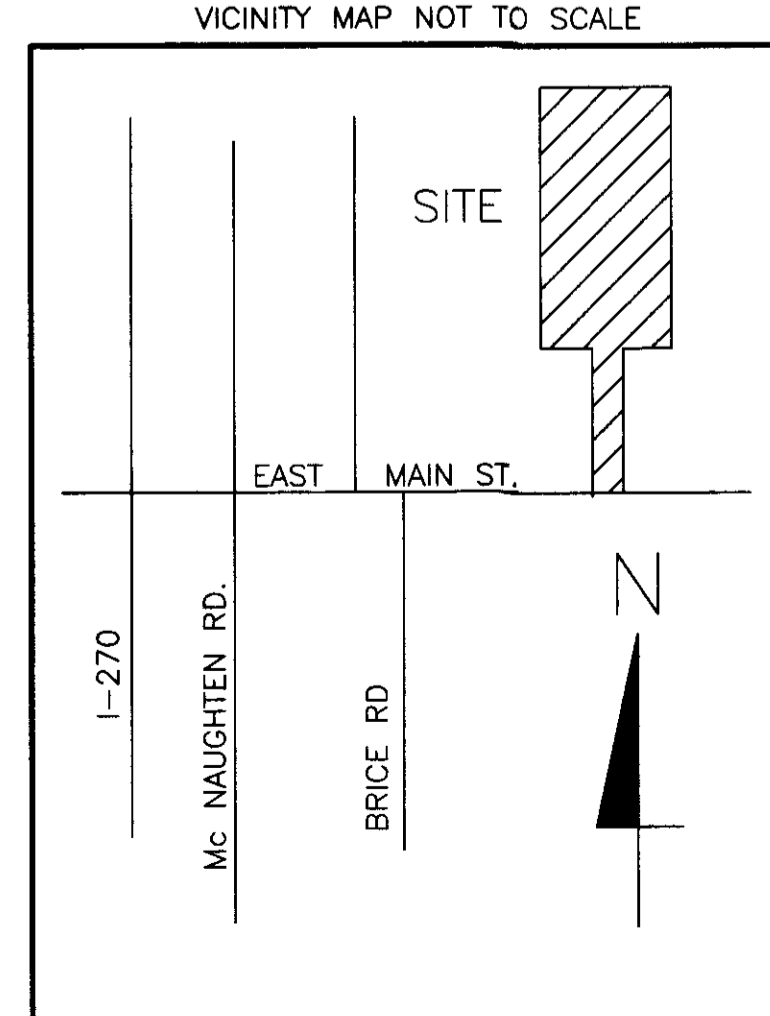
- ⊗ A 6' WOOD FENCE ENCROACHES ONTO THE 0.759 ACRE TRACT IN THE SOUTHEAST CORNER OF THE PROPERTY.
- ⊗ THE SIGN ALONG MAIN ST. IS NOT IN THE 10' X 10' EASEMENT.
- ⊗ TWO FLOODLIGHTS ALONG THE SOUTH LINE OF THE PROPERTY ENCROACHES ONTO THE 0.970 ACRE TRACT.
- ⊗ THE 6' WOOD FENCE ENCROACHES ONTO THE NORTH LINE OF THE 2.063 ACRE TRACT.
- ⊗ THE FLAGPOLE ENCROACHES ONTO THE 0.759 ACRE TRACT, BEING IN THE NORTHWEST CORNER OF THE 0.759 ACRE TRACT.

ALL BUILDINGS ARE STORAGE BUILDINGS UNLESS NOTED.

## ZONING:

THE SITE IS ZONED "cc" AS APPROVED BY REYNOLDSBURG BOARD OF ZONING AND BUILDING APPEALS ON APRIL 10, 1986.

NOT  
REVIEWED



DATE	BY	REVISION
07/06/01	JWW	
10/22/02	JWW	

DATE	BY	REVISION
6/16/01	DRM	
	JWW	
	CRD	
	R/W	

SURVEY OF 2.063 ACRES FOR REYNOLDSBURG STORAGE PROPERTIES.

J. & J. SURVEYING SERVICES, INC., dba PAUL K. MOORE & ASSOCIATES  
 6515 E. LIVINGSTON AVENUE  
 REYNOLDSBURG, OHIO 43068  
 PH# (614) 866-9158  
 FAX# (614) 866-9132  
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