SURVEY OF 3.0005 ACRES
FOR
AUTOMALL DEVELOPMENT CORPORATION

NOT REVIEWED

SITUATED IN THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO, AND BEING A PART OF VIRGINIA MILITARY SURVEY NO. 1462, AND BEING A 3.0005 ACRE TRACT OF LAND OUT OF A 32.9204 ACRE TRACT OF LAND CONVEYED TO C. & H. HOLDING CORPORATION BY DEED OF RECORD IN O.R. 09805-E-13, SAID 3.0005 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL REFERENCES TO DOCUMENTS ARE TO THOSE DOCUMENTS OF RECORD IN THE FRANKLIN COUNTY RECORDER'S OFFICE;

BEGINNING, FOR REFERENCE, AT THE INTERSECTION OF THE CENTERLINES OF AUTMALL DRIVE AND A SERVICE ROAD NORTH OF GEORGESVILLE ROAD AS THE SAME IS SHOWN ON THE RECORDED PLAT OF AUTOMALL DRIVE OF RECORD IN PLAT BOOK 67, PAGES 20, 21, AND 22;

THENCE, WITH THE CENTERLINE OF AUTOMALL DRIVE, NORTH 14 DEGREES 33' 24" WEST, A DISTANCE OF 330.00 FEET TO A POINT;

THENCE, SOUTH 75 DEGREES 26' 36" WEST, A DISTANCE OF 30.00 FEET TO A POINT IN THE WEST RIGHT-OF-WAY OF AUTOMALL DRIVE;

THENCE, WITH A WEST RIGHT-OF-WAY LINE OF AUTOMALL DRIVE, WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A DELTA OF 14 DEGREES 09' 54", AN ARC LENGTH OF 131.03 FEET, THE CHORD OF WHICH BEARS NORTH 07 DEGREES 28' 27" WEST, A DISTANCE OF 130.07 FEET TO A SET IRON PIN, THE TRUE PLACE OF BEGINNING OF THE HEREIN DESCRIBED 3.0005 ACRE TRACT;

THENCE, CROSSING SAID 32.9204 ACRE TRACT, NORTH 88 DEGREES 12' 58" WEST, A DISTANCE OF 380.14 FEET TO A SET IRON PIN IN A WEST LINE OF SAID 32.9204 ACRES, ALSO BEING THE EAST LINE OF A 9.990 ACRE TRACT OF LAND CONVEYED TO FRUEHAUF CORPORATION BY DEED OF RECORD IN O.R. 09256-F-09;

THENCE, WITH SAID WEST LINE OF SAID 32.9204 ACRE TRACT AND SAID EAST LINE OF SAID 9.990 ACRE TRACT, NORTH 01 DEGREES 38' 50" EAST, A DISTANCE OF 343.81 FEET (PASSING A FOUND IRON PIN AT A DISTANCE OF 310.20 FEET AT A SOUTHWEST CORNER OF SAID 32.9204 ACRE TRACT) TO A SET IRON PIN;

THENCE, CROSSING SAID 32.9204 ACRE TRACT, SOUTH 88 DEGREES 12' 58" EAST, A DISTANCE OF 379.70 FEET TO A SET IRON PIN IN A CURVED WEST RIGHT-OF-WAY LINE OF AUTOMALL DRIVE;

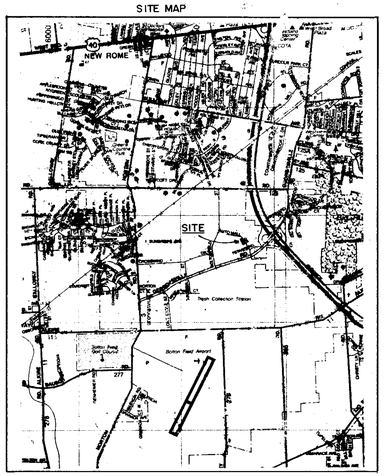
THENCE, WITH SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 320.00 FEET, A SUB-DELTA OF 04 DEGREES 14' 44", AN ARC LENGTH OF 23.71 FEET, THE CHORD OF WHICH BEARS SOUTH 00 DEGREES 20' 20" EAST, A DISTANCE OF 23.71 FEET TO A SET IRON PIN AT THE POINT OF TANGENCY OF SAID CURVE;

THENCE, WITH ANOTHER WEST RIGHT-OF-WAY LINE OF SAID AUTOMALL DRIVE, SOUTH 01 DEGREES 47' 02" WEST, A DISTANCE OF 300.00 FEET TO A SET IRON PIN;

THENCE, WITH ANOTHER WEST RIGHT-OF-WAY LINE OF AUTOMALL DRIVE, WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A SUB-DELTA OF 02 DEGREES 10' 32", AN ARC LENGTH OF 20.13 FEET, THE CHORD OF WHICH BEARS SOUTH 00 DEGREES 41' 46" WEST, A DISTANCE OF 20.12 FEET TO THE TRUE PLACE OF BEGINNING, CONTAINING 3.0005 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS.

SUBJECT TO A CERTAIN AIRWAY EASEMENT RECORDED IN DEED BOOK 3192, PAGE 68.

SITE MAP



BEARING REFERENCE LINE

C & H HOLDING CORP.
O.R. 09805-E-13
PART OF 32.9204 AC.

FRUEHAUF CORP. O.R. 09256-F-09 9.990 AC.

FD IP — 33.60' — FD IP

N. 01° 38' 50" E. 343.81'

10' EASEMENT TO THE COLUMBUS SOUTHERN POWER COMPANY O.R. 10685-A-17

U.G. ELECT.

100.9'

E/P

10.0'
8.0'
45'

2' CONC. PAD
106.00'

98.00'

2' CONC. PAD

S. 88° 12' 58" E.

94.5'

6' CONC. PAD
16.0'

27.50'

130.5

1455
AUTO MALL DR.
3.0005 AC.
130701.78 SQ. FT.
H & R ENTERPRISES
O.R. 14565-E-14

27.50'
16.0'
6' CONC. PAD

55.0'
6'
4' CONC. WALK

BLACKTOP

PARKING

8" U.G. STORM

N. 88° 12' 58" W. 380.14'

E/P

FLAG POLE
RAISED PLANTER

10" U.G. STORM

APPROX. LOCATION U.G. SAN. SERVICE

74.0'

99.0'

379.70'

C & H HOLDING CORP.
O.R. 09805-E-13
PART OF 32.9204 AC.

N

0 10 20 40 60 80 100

SCALE: 1" = 20'

NOTE:
ACCORDING TO F.I.R.M. COMMUNITY-PANEL NO. 390170-0080B THIS SITE LIES IN ZONE C (AREA OF MINIMAL FLOODING)

25' BUILDING LINE BY PLAT (TYP)

12" STORM

TRUE P.O.B.

U.G. ELECT.

CONC. DRIVE ENT.

CURVE DATA:
R=530.00'
DELTA=14°09'54"
L=131.03'
CH=N.07°28'27"W.
L=130.70'

CURVE DATA:
R=530.00'
DELTA=02°10'32"
CHORD=S.00°41'26"W. 20.12'
L=20.13'

FD IP — FD IP — R/W

25' BUILDING LINE

6" CONC. CURB

2'x2' CONC. BASE FOR SIGN

2' CONC. BASE (TYP)

S. 01° 47' 02" W. 300.00'

2" TREE (TYP)

CONC. DRIVE ENT.

FH W.V.

6" CONC. CURB

SET IP — FD IP

10" U.G. STORM

CURVE DATA:
R=320.00'
DELTA=04°14'44"
L=23.71'
CHORD=S.00°20'20"E. 23.71'

W. 25' BUILDING LINE

℄ of SERVICE DRIVE

R/W

S.75°26'36"W 30.00'

330.00'

N.14° 33' 24" W.

P.O.B.

℄ AUTO MALL DR. PLAT BOOK 67 PAGES 20, 21, & 22 60' R/W N. 01° 47' 02" E. 300.00'

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to The Huntington National Bank and to CHICAGO TITLE AGENCY OF CENTRAL OHIO as of FEB. 15, 1990, that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1988 and meets the accuracy requirements of a Class D Survey, as defined therein.

Paul K. Moore
PAUL K. MOORE
(Name of Surveyor)

(SEAL)

5883
(Registration Number)

6515 E. LIVINGSTON AVE.
REYNOLDSBURG, OHIO
(Address)

(614) 866-9158
(Telephone Number)

STATE OF OHIO — PAUL K. MOORE — 5883 — REGISTERED SURVEYOR

PAUL K. MOORE & ASSOC.
6515 E. LIVINGSTON AVE. SUITE 7
REYNOLDSBURG, OHIO 43068

SCALE	1" = 20'	REVISIONS	BY	DATE
DATE	2-15-90			
DR'N	JW.W			
CH'K	P.K.M.			
APV'D				

TITLE: SURVEY OF 3.0005 AC. FOR AUTOMALL DEVELOPMENT CORP. NO. 900104

BRUNING 40-5000