ALTA SURVEY OF THE SONIC COLLISION CENTER ALONG AUTO MALL DRIVE

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY #1462, AND BEING A PART OF A 9.4554 ACRE TRACT CONVEYED TO BUD C. HATFIELD IN OFFICIAL RECORDS 15089 J-01 AND 15144 J-01, AND PART OF A 1.00 ACRE TRACT CONVEYED TO MMR HOLDINGS, L.L.C. IN INSTRUMENT NUMBER 199902010025819, PARCEL 2, FRANKLIN COUNTY RECORDERS OFFICE.

NOTE: SEE ATTACHED FOR COMPOSITE DESCRIPTION

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

The locations of underground utilities as shown hereon are based on above-ground structures and record drawings provided the surveyor. Locations of underground utilities\ structures may vary from locations shown hereon. Additional buried utilities\structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities\ structures. Before excavations are begun, the Ohio Utility Protection Service should be contacted for verification of utility type and for field locations.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY PAUL K. MOORE & ASSOCIATES IN NOVEMBER OF 1998, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

RAYMOND J. WOOD — REG. SURV. 7745 — 4-8-99 DATE

NOT REVIEWED

ENCROACHMENTS

DENOTED THUS [1] [2]

1) THE 12" WATER MAIN NEAR THE INTERSECTION OF AUTOMALL PARKWAY AND DRIVE IS OUT OF THE EASEMENT.

2) THE OVERHEAD LINES ONTO SUBJECT TRACTALONG THE SOUTH AND WEST LINES OF THE 9.4554 ACRE TRACT.

NUMBER	DELTA=	DC=	CD=	TAN=	R=	L=	LC=
C1	65°47'39"	20°27'46"	S 69°20'56" E	181.12	280.00	321.53	304.15
C2	67°41'16"	286°28'44"	S 58°22'21" E	19.21	20.00	30.61	27.71
C3	11°37'32"	10°31'47"	S 20°20'29" E	55.39	544.13	110.41	110.22
C4	14°45'24"	17°54'18"	S 18°46'33" E	41.44	320.00	82.42	82.19
C5	01°30'46"	17°54'18"	S 25°23'52" E	4.22	320.00	8.45	8.45
C6	22°07'43"	17°54'18"	S 13°34'37" E	62.57	320.00	123.59	122.82
C7	08°53'05"	17°54'18"	S 06°57'18" E	24.86	320.00	49.62	49.57

0' 30' 60' 90' 120'
GRAPHIC SCALE

LEGEND

- 1 — Lot Numbers
- Lot Lines
- Property Lines
- S — Sanitary Sewer
- St. — Storm Sewer
- W — Water Main
- G — Gas Line
- UG — Underground Cables
- OH — Overhead Lines
- E — Electric Lines
- Ditch Line
- DV — Deed Volume
- OR — Official Record
- MH — Man Hole
- I.P.S. o — Iron Pin Set
- I.P.F. + — Iron Pin Found
- Manhole
- Storm Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- Sign
- GV — Valve Box
- GLMO — Gas Line Marker
- T — Telephone Closure
- E — Electric Closure
- Light Pole
- Bollard
- Yard or Flood Light
- Mail Box
- Handicap
- CI — Curb Inlet
- DI — Drop Inlet
- Diameter
- DSD — Downspout Drain
- GM — Gas Meter
- EM — Electric Meter
- WM — Water Meter
- CONC — Concrete
- ORN — Ornamental
- E/P — Edge of Pavement
- E/G — Edge of Gravel
- Pole Numbers
- Evergreen Tree
- Deciduous Tree

CINTAS CORP.-OHIO
5.6185 ACRES
I.N. 199803260070487

CAPITOL SQUARE, LTD.
19.270 ACRES
I.N. 199712310179272

BUD C. HATFIELD
9.4554 ACRES
O.R. 15089 J-01
O.R. 15144 J-01

TOTAL AREA
304923 SQ FT
7.000 ACRES

AREA OUT OF 9.4554 ACRES
261346 SQ FT
6.000 ACRES

RESIDUAL AREA
286459 SQ FT
6.576 ACRES

FRUEHAUF TRAILER SERVICES, INC.
9.990 ACRES
O.R. 34903 A-06

MMR HOLDINGS, L.L.C.
1.00 ACRES
I.N. 199902010025819
PARCEL 2

AREA OUT OF 1.00 ACRE
25113 SQ FT
0.577 ACRES

RESIDUAL AREA 1.00 ACRE
18464 SQ FT
0.424 ACRES

3.0005 ACRES
PARCEL 1

AUTOMALL PARKWAY — 60' WIDE — P.B. 70, PG 77

AUTOMALL DRIVE — 60' WIDE — P.B. 70, PG 77

BM #1
ELEV.=894.55'
"ARROW" BOLT
ON HYDRANT

BM #2
ELEV.=891.65'
"ARROW" BOLT
ON HYDRANT

TRUE POB

RPOB

EARTH PILE

S 88°22'13" E
403.70'

N 01°37'47" E
448.58'

445.60'
N 88°27'12" W

347.69'
N 88°14'46" W

372.48'
N 88°14'45" W

379.85'
N 88°14'45" W

S 01°36'17" W
82.60'

69.45'

49.00'

33.60'

N 77°47'02" E
11.04'

S 14°31'43" E
79.71'

S 12°12'58" E
30.00'

S 77°47'02" W
60.07'

25' UTILITY EASEMENT
25' BUILDING LINE
P.B. 70, PG. 77

60' STORM DRAINAGE EASEMENT
O.R. 8727 A-01

10' SANITARY EASEMENT
O.R. 8726 J-17

1/2" IPF W/ CAP "PK MOORE 5883"
0.25' S
0.02' E

1/2" IPF W/ CAP "PK MOORE 5883"
0.23' S
0.43' W

1/2" IPF W/ CAP "PK MOORE 5883"
0.36' N
0.12' E

1/2" IPF W/ CAP "PK MOORE 5883"
0.07' N
0.02' E

1/2" IPF W/ CAP "PK MOORE 5883"

3/4" IPF W/ CAP "PS 6579"
0.00' N
0.05' E

3/4" IPF
0.3' AG
0.27' N
2.31' W

1/2" IPF
BENT

SAN MH
TC=896.40'
INV=880.3'

SAN MH
TC=892.90'
INV=887.9'

SAN MH
TC=894.45'
INV=888.1'

SAN MH
TC=896.68'
INV=883.5'

SAN MH
DID NOT FIND

STM MH
TC=895.53'
INV=888.7'

HEADWALL
FL=888.3'

1.5X3' DI
TC=890.93'
INV=887.2'
INV=888.0' S

2.5' SQ. DI
TC=896.20'
INV=890.5'

RRSF 0.02' S 0.03' W

GATE

GRAVEL

PHONE BOX

ASPHALT

6' CHAINLINK

8" SAN

12" WATER MAIN

12" STM

4" MP GAS MAIN LOCATION APPR.

		R.W.	2/22/99		
		R.W.	3/13/99		
		R.W.	4/7/99		
REVISIONS					
ADDITIONAL TOPO. 1.00 ACRE.					
COMPOSITE AREA.					
ELEVATIONS, STORM AND SANITARY ADD'L.					
SCALE	1" = 30'	DATE	10/7/98	DR'N	R.J.W.
CK'D	D.P.M.	APV'D	J.W.W.		

STATE OF OHIO — RAYMOND J. WOOD — 7745 — REGISTERED PROFESSIONAL SURVEYOR

TITLE: ALTA SURVEY OF THE SONIC COLLISION CENTER ALONG AUTO MALL DRIVE

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

© 1997 J. & J. SURVEYING SERVICES, INC.

JOB NUMBER 9810-87