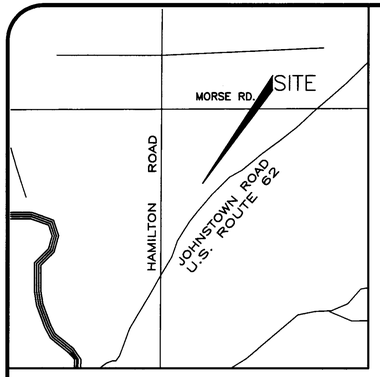
ALTA\ACSM SURVEY OF 5.051 ACRES IN THE CITY OF GAHANNA, OHIO FOR THE SLANE COMPANY, LTD. LAWYERS TITLE INSURANCE CORPORATION DANIEL SLANE BANK ONE, COLUMBUS, NA



0' 40' 80' 120' 160'

GRAPHIC SCALE

Composite description of 5.051 acres

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 2, Township 1, Range 16, United States Military District, and being a part of a 2.59 acre tract of land as conveyed to Daniel M. Slane, as found recorded in Official Record (O.R.) 14299 H08, and being a part of a 2.80 acre tract, as conveyed to Daniel M. Slane, recorded in O.R. 15013 G14, also being a 0.50 acre tract of land as conveyed to Daniel Slane, as recorded in O.R. 33373 D10, Franklin County Recorder's Office, Franklin County, Ohio, containing 5.051 acres, more or less, and being further described as follows:

Beginning for reference at a found Railroad spike at the intersection of the centerlines of Hamilton Road and Johnstown Road (U.S. Route 62);

Thence North 31 degrees 47' 53" East 173.90 feet, along the centerline of said Johnstown Rd, to a found railroad spike;

Thence North 24 degrees 32' 30" East 1495.04 feet, continuing along the centerline of said Johnstown Rd., to a point said point being a angle point in the centerline of said Johnstown Rd.;

Thence North 30 degrees 17' 55" East 114.98 feet, along the centerline of said Johnstown Rd. to a point, said point being the southeast corner of a 0.3509 acre tract as conveyed to The City of Gahanna, as recorded in O.R. 21474 H05;

Thence North 89 degrees 42' 58" West 57.81 feet, crossing said Johnstown Rd., along the south line of said 0.3509 acre tract, to a found 3/4" iron pipe in good condition 0.1 feet above grade, said iron pipe being the True Place of Beginning for the herein described 5.051 acre tract, said iron pin being the southwest corner of said 0.3509 acre tract, and the northeast corner of a 11.687 acre tract, as conveyed to Rocky Point Plaza, Corp., as recorded in O.R. 16450 C05;

Thence North 89 degrees 42' 58" West 289.41 feet, along the south line of said 2.59 acre tract, being the north line of said 11.687 acre tract, to a found PK Nail, said PK Nail being the southwest corner of said 2.59 acre tract;

Thence North 00 degrees 00' 03" West 264.74 feet, along the west line of said 2.59 acre tract, being a east line of said 11.687 acre tract, and being a east line of a 1.00 acre tract as conveyed to Russell L. Trefez and Martha J. Trefez, as recorded in D.B. 3569, Pg. 858, to a found 3/4" iron pipe, 0.5 feet below grade, in good condition,, said iron pipe being the northwest corner of said 2.59 acre tract, and being a northeast corner of a 1.00 acre tract as conveyed to Maria K. and William D. Van Huffel, as recorded in O.R. 29940 C16, said iron pin also being in the south line of a 1.66 acre tract as conveyed to Debra L. Hobbs, as recorded in O.R. 31683 I07;

Thence South 89 degrees 37' 56" East 34.97 feet, along the north line of said 2.59 acre tract, being the south line of said 1.66 acre tract, to a set iron pin, said iron pin being the southwest corner of said 0.50 acre tract;

Thence North 00 degrees 01' 22" West 110.00 feet, along the west line of said 0.50 acre tract, being the east line of said 1.66 acre tract, to a set iron pin, said iron pin being the northwest corner of said 0.50 acre tract, said iron pin being in the south line of a 3.33 acre tract of land as conveyed to William M. and Phyliss A. Stewart, as recorded in O.R. 20370 F08;

Thence South 89 degrees 37' 56" East 199.00 feet, along the north line of said 0.50 acre tract, being the south line of said 3.33 acre tract, to a iron pin set in the west line of said 2.80 acre tract, said iron pin being the northeast corner of said 0.50 acre tract, and being the southeast corner of said 3.33 acre tract;

Thence North 00 degrees 10' 18" West 220.00 feet, along the west line of said 2.80 acre tract, being the east line of said 3.33 acre tract, to a point, said point being referenced by a found 3/4" iron pipe in good condition, 0.1 feet above grade, located 1.07 feet west, and 1.43 feet south, said point being the northwest corner of said 2.80 acre tract, said point also being the southeast corner of a 1.399 acre tract, as conveyed to J. Ernest Wells, as recorded in O.R. 28407 E10;

Thence South 89 degrees 38' 13" East 403.38 feet, along the north line of said 2.80 acre tract, being the south line of said 1.399 acre tract, to a set iron pin, said iron pin being the northwest corner of a 0.436 acre tract of land as conveyed to The City of Gahanna, as recorded in O.R. 21474 H05;

Thence South 30 degrees 21' 35" West 686.28 feet, along the west line of said 0.436 acre tract, and the west line of said 0.3509 acre tract, crossing said 2.80 acre tract, and 2.59 acre tract, to the True Place of Beginning, containing 5.051 acres or 220040 square feet, more or less, subject to all legal easements and right of ways of record.

Bearings are based on the centerline of Hamilton Road as being North 00 degrees 05' 00" West, as shown in said O.R. 16450 C05. References to documents are those recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" iron pins with cap stamped "Paul K. Moore & Associates".

PATRICIA A. MULBARGER
O.R. 6896 C07
3.164 AC.

3/4" PIPE FOUND
0.1' ABOVE GRADE
GOOD CONDITION
1.07' W, 1.43' S

J. ERNEST WELLS
O.R. 28407 E10
1.399 AC.

1 STORY BRICK W\BSMT

RR SPIKE FD

3/4" PIPE FOUND
0.1' ABOVE GRADE
GOOD CONDITION

GRAVEL DRIVE

S 89°38'13" E 403.38' (MEAS.) 467.7 (DEED TO ℄)

OH E & T

5' ELECTRIC EASEMENT
D.B. 2534, PG. 170 (10)

IPS

℄ DARK STAR AVE.

S 30°21'35" W 353.06'

BLOCK GARAGE

ASPHALT PARKING

GRAVEL DRIVE

WOOD DECK

1 STORY BRICK W\BSMT

SHED

℄ DITCH

12" STM

12" STM

2 X 2 DI

OH T

E\P

E\P

℄ DITCH

WILLIAM M. & PHYLISS A. STEWART
O.R. 20370 F08
3.33 AC.

N 00°10'18" W 220.00' (MEAS.)

DANIEL M. SLANE
O.R. 15013 G14
2.80 AC. (DEED)

GLM

CITY OF GAHANNA
O.R. 21474 H05
0.436 AC.

S 89°37'56" E 199.00' (DEED & MEAS.)

IPS

IPS

DEBRA L. HOBBS
O.R. 31683 I07
1.66 AC.

110.00' (DEED & MEAS.) N 00°10'22" W

DANIEL SLANE
O.R. 33373 D10
0.50 AC.

N 00°10'18" W 110.00'

686.28' (MEAS.)

GASLINE

OH T

S 89°37'56" E

MH

3/4" PIPE FOUND
0.5' BELOW GRADE
GOOD CONDITION

34.97' (MEAS.)

IPS

S 89°37'56" E

3/4" PIPE FOUND
● GRADE
GOOD CONDITION

443.77'

GLM

MARIA K. & WILLIAM D. VAN HUFFEL
O.R. 29940 C 16
1.00 AC.

℄ SANITARY SEWER

℄ DITCH (APPROXIMATE)

TOTAL AREA OF SURVEY
Area = 220040 sq.ft
5.051 Acres

DANIEL M. SLANE
O.R. 14299-H08
2.59 AC. (DEED)
PPN 025-008951

℄ JOHNSTOWN ROAD (U.S. ROUTE 62)

S 30°21'35" W

OH T

E\P

E\P

RUSSELL L. TREFEZ & MARTHA J. TREFEZ
D.B. 3569, PG. 858
1.00 AC. (DEED)
PPN 170-000850

N 00°03'03" W 265.1' DEED 264.74' (MEAS.)

SHED

OUTHOUSE

BLOCK GARAGE

SHED

GRAVEL DRIVE

GRAVEL DRIVE

50'

20' GAS EASEMENT
O.R. 17263-B17

DROP INLET IN
3' SQUARE CONC.

INGRESS\EGRESS & ENCROACHMENT EASEMENT
O.R 16450 C13 (9)

5'x275' EASEMENT TO COLUMBUS & SOUTHERN OHIO ELECTRIC CO.
D.V. 3300, PG. 526

1 STORY FRAME W\BSMT

THE CITY OF GAHANNA
O.R. 21474-H05
0.3509 AC.

RR SPIKE FOUND

3/4" PIPE FOUND
0.1' ABOVE GRADE
GOOD CONDITION

(17) 20' EASEMENT TO COLUMBIA GAS OF OHIO
O.R. 17262 B08
6' WOOD FENCE

ZONING SETBACK LINE
MINIMUM 15' (SEE VARIANCE)

12" CONC. WALL

3/4" PIPE FOUND
0.1' ABOVE GRADE
GOOD CONDITION

S 89°38'13" E 375.69' (375.63' DEED)

℄ JOHNSTOWN ROAD (U.S. ROUTE 62)

2" GAS LINE

8" SAN

15" STM

MH

GV

30" STM

8" WATER

ZONING SETBACK LINE
MINIMUM 15' (SEE VARIANCE)

S 89°42'58" E 349.50' (DEED TO ℄) 269.41' (MEAS.)

3/4" PIPE FOUND
0.1' ABOVE GRADE
GOOD CONDITION

OH T

OH E & T

E\P

E\P

N 89°42'58" W 57.81'

TRUE POB

PK NAIL FOUND

WV's

CONC. WALK

ASPHALT

UG ELECTRIC

THE CITY OF GAHANNA
O.R. 21361-D07
0.977 AC.
TRACT 2

C HAMILTON ROAD

CONC. APPROACH

ASPHALT

MH

GV

GV

TEL. BOX

16" STM

12" STORM

PLANTER

eCO

CM

WV's

SPRINKLER VALVE

GREASE PIT

CO's

CONC. WALK

CONC.

GREASE PIT

CO'S

12" CONC WALL W/ GAURDRAIL

ASPHALT

CONC LOADING DOCK

CONC.

WALK-IN FREEZER

EM

CONC.

ELEC. BOXS

SINGLE STORY BRICK
"BIG BEAR" STORE
920 N. HAMILTON ROAD
GAHANNA, OHIO 43230

ROCKEY POINT PLAZA, CORP.
O.R. 16450-C05
11.687 AC. (DEED BEFORE RIGHT-OF-WAY TAKES)
PPN 025-008948

THE CITY OF GAHANNA
O.R. 21361-D07
0.952 AC.
TRACT 1

BEARING REFERENCE LINE
N 00°05'00" W

C HAMILTON ROAD

ASPHALT

E\P

W

16" STM

GRASS

6" CONC CURB (TYP)

18" SAN.

12" STORM

ASPHALT

PLANTER

CONC. WALK

TEL PED

12" STORM

CONC

GV

EM

3' WIDE CONC. RAMP

SINGLE STORY BRICK STRIP MALL

SHED

ASPHALT

GRASS

30" STM

CONC. APPROACH

20' EASEMENT TO COLUMBIA GAS OF OHIO O.R. 17262 B08

N 31°47'53" E 173.90'

N 24°32'30" E 1495.04'

RPOB

C HAMILTON ROAD

N 30°17'55" E 114.98'

S 30°17'55" W

E\P

E\P

NOT REVIEWED

FLOOD ZONE:
ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, PANEL 186 OF 387, MAP NUMBER 39049C0186 G, EFFECTIVE DATE AUGUST 2, 1995, THE PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD BOUNDARY.

EASEMENTS:

TAKEN FROM TITLE COMMITMENT NO. 92162-201, LAWYERS TITLE INSURANCE CORPORATION, DATED JULY 11, 1997.

(8) EASEMENT TO COLUMBIA GAS OF OHIO, INC., 20' WIDE EASEMENT, APPLIES TO THE PROPERTY AND IS PLOTTED. O.R. 17263 B17

(9) INGRESS\EGRESS AND ENCROACHMENT, IN O.R. 16450 C13, IS PLOTTED AND APPLIES TO THE PROPERTY

(10) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, IN D.B. 2534, PG. 170 APPLIES AND IS PLOTTED.

ENCROACHMENTS:

(1) 8" SANITARY SEWER ALONG WEST LINE

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.

TO THE SLANE COMPANY, LTD., DANIEL SLANE, BANK ONE, COLUMBUS, NA, LAWYERS TITLE INSURANCE CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA\ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 10, 11 AND 13, OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN SURVEY".

John W. Wetherill 8/26/97
JOHN W. WETHERILL REG. SURV. 7811 DATE

LEGEND

1	Lot Numbers
R	Lot Lines
P	Property Lines
S	Sanitary Sewer
STM	Storm Sewer
W	Water Main
G	Gas Line
UG	Underground Cables
OH	Overhead Lines
E	Electric Lines
T	Telephone Lines
DV	Deed Volume
OR	Official Record
MH	Man Hole
I.P.S.	Iron Pin Set
I.P.F.	Iron Pin Found
MNC	Manhole
	Storm Inlet
	Fire Hydrant
	Utility Pole
	Guy Wire
	Fence
	Sign
GV	Valve Box
GLM	Gas Line Marker
	Telephone Closure
	Electric Closure
	Light Pole
	Bollard
	Yard or Flood Light
	Mail Box
	Handicap
	Curb Inlet
	Drop Inlet
	Diameter
DSD	Downspout Drain
GM	Gas Meter
EM	Electric Meter
WM	Water Meter
CONC	Concrete
ORN	Ornamental
CATV	Cable Television
CO	Clean Out
	Pole Numbers
	Evergreen Tree
	Deciduous Tree

STATE OF OHIO
JOHN W. WETHERILL
7811
REGISTERED PROFESSIONAL SURVEYOR

N

DATE	BY	REVISIONS	MILE	SCALE	1" = 40'
				DATE	8/26/97
				DRN	JWW
				CKD	DRM
				APVD	RJW

ALTA\ACSM SURVEY OF 5.051 ACRES
IN THE CITY OF GAHANNA, OHIO
FOR
THE SLANE COMPANY, LTD.
LAWYERS TITLE INSURANCE CORPORATION
BANK ONE, COLUMBUS, NA

J. & J. SURVEYING SERVICES, INC., dba
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JOB NUMBER
9707-52