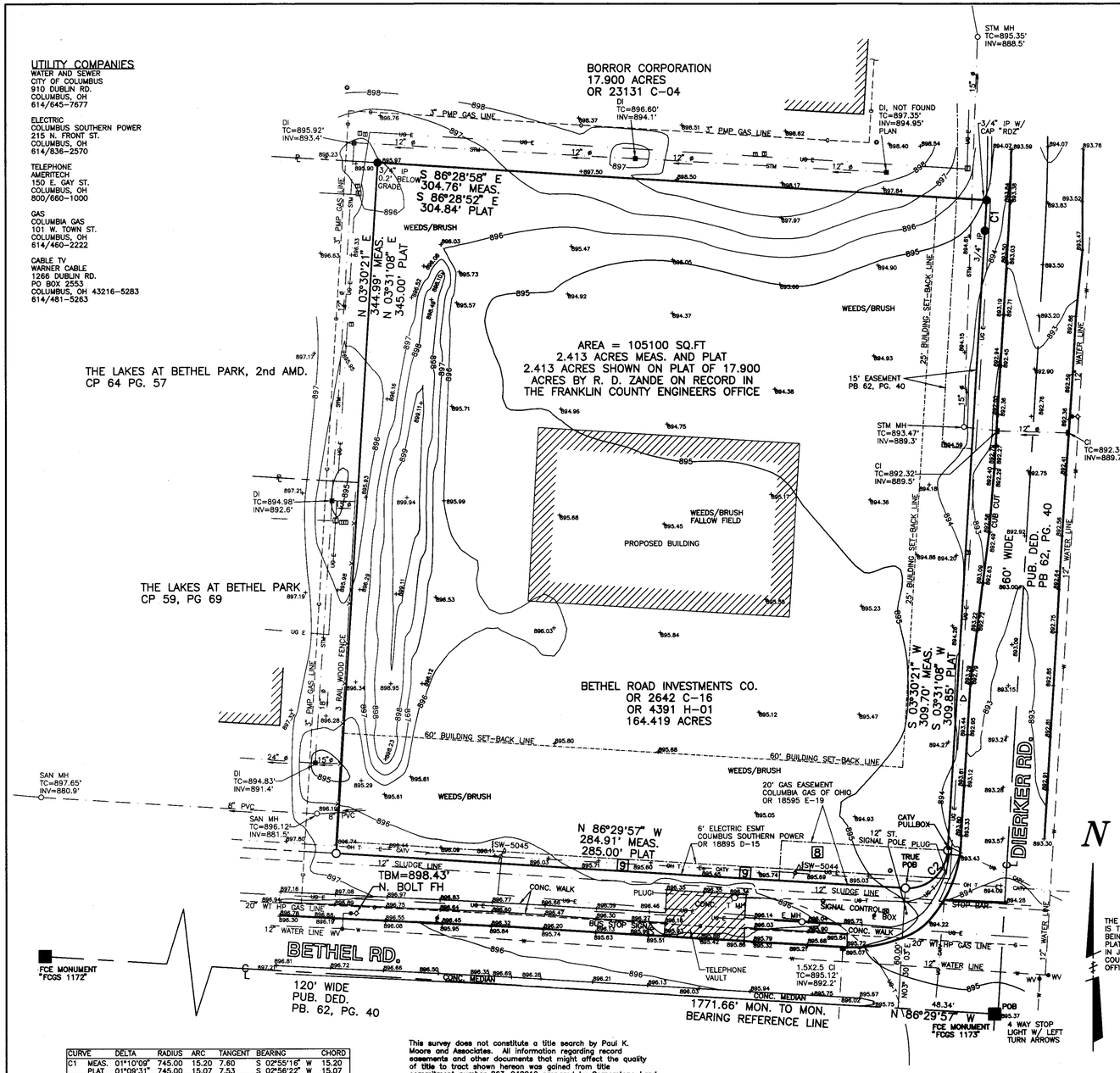
SURVEY OF 2.413 ACRES IN COLUMBUS, OHIO FOR RITE AID OF OHIO, INC.



LEGEND

P	Property Lines
CATV	Cable Television
W	Water Main
G	Gas Line
SAN	Sanitary Sewer
STM	Storm Sewer
E	Electric Line
T	Telephone Line
UG	Underground Cables
OH	Overhead Lines
○	Manhole
▦	2'X2' Storm Inlet
⇔	Fire Hydrant
○	Utility Pole
⟋	Guy Wire
-x-x-	Fence
△	Sign
GV●9"	Valve Box
☇	12" St. Light Pole
✪	Gas Line Marker
IPS○	Iron Pin Set
IPF●	Iron Pipe Found
■	FCE Monument
E	Electric Junction Box
T	Telephone Junction Box
≋	Pull Box
FCE	Franklin County Engineer
OR	Official Record
SAN.	Sanitary
MH	Man Hole
CATV	Cable Television
CP	Condominium Plat
PB	Plat Book
‡234	Pole Numbers
ST	Steel
CI	Curb Inlet
TC	Top of Casting
INV	Invert

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.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF BETHEL RD. AS BEING N 86°29'57" W AS SHOWN ON A PLAT OF 17.900 ACRES BY R. D. ZANDE IN JUNE OF 1993, FOUND IN THE FRANKLIN COUNTY ENGINEERS' SURVEY RECORDS OFFICE.

NOT REVIEWED

SITUATED in the State of Ohio, County of Franklin, City of Columbus, being a part of Quarter Township 4, Township 2, Range 19, United States Military Lands, and being 2.413 acres out of a 164.419 acre tract conveyed to Bethel Road Investments Co. in Official Record (OR) 2642 C-16 and corrected in OR 4391 H-01, found in the Franklin County Recorders Office, said 2.413 acre tract being shown on a plat of survey of 17.900 acres by R. D. Zande & Associates, Lmt. in June of 1993, found in the records at the Franklin County Engineers (FCE) survey records office;

All records referred to were found in the Franklin County Recorders Office, unless otherwise noted;

TO FIND the place of beginning, COMMENCE at FCE monument "FCGS 1173" at the intersection of Bethel Rd. (120 feet wide) and Dierker Rd. south (60 feet wide), as shown on the centerline plat of Bethel Rd., Plat Book (PB) 73, pgs. 52 and on the Dedication of Dierker and Bethel Rds. plat, PB 62, pg. 40;

THENCE North 86 degrees 29 minutes 57 seconds West, a distance of 48.34 feet, along the centerline of Bethel Rd., to a point;

THENCE North 3 degrees 30 minutes 03 seconds East, a distance of 60.00 feet to a set iron pin, being in the north line of Bethel Rd. and being a southeast corner of the said 2.413 acre tract, for the TRUE PLACE OF BEGINNING;

THENCE North 86 degrees 29 minutes 57 seconds West, a distance of 284.91 feet, along the north line of Bethel Rd. and the south line of the said 2.413 acre tract, to a set iron pin, being the southeast corner of The Lakes at Bethel Park, Condominium Plat (CP) 59, pg. 69;

THENCE North 3 degrees 30 minutes 21 seconds East, a distance of 344.99 feet, along the west line of the said 2.413 acre tract, the east line of the said The Lakes at Bethel Park, and a east line of The Lakes at Bethel Park, 2nd Amd., CP 64, pg. 57, to a found 3/4 inch iron pipe (0.2 feet below grade), being a northeast corner of the said The Lakes at Bethel Park, 2nd Amd., a corner of a 17.900 acre tract conveyed to Borror Corporation in OR 23131 C-04, and the northwest corner of the said 2.413 acre tract;

THENCE South 86 degrees 28 minutes 58 seconds East, a distance of 304.76 feet, along the north line of the said 2.413 acre tract and a south line of the said 17.900 acre tract, to a found 3/4 inch iron pipe w/ cap (stamped RDZ), being the northeast corner of the said 2.413 acre tract, the southeast corner of the said 17.900 acre tract, and a point in the west line of Dierker Rd.;

THENCE around a curve in a clockwise direction having a delta angle of 01 degrees 10 minutes 09 seconds, an arc distance of 15.20 feet, a radius of 745.00 feet, and a chord of South 2 degrees 55 minutes 16 seconds West, a distance of 15.20 feet, along a east line of the said 2.413 acre tract and the west line of Dierker Rd., to a found 3/4 inch iron pipe, being a corner of the said 2.413 acre tract and a point of tangency in the west line of Dierker Rd.;

THENCE South 3 degrees 30 minutes 21 seconds West, a distance of 309.70 feet, along a east line of the said 2.413 acre tract and the west line of Dierker Rd., to a set iron pin, being a southeast corner of the said 2.413 acre tract and a point of curvature;

THENCE around a curve in a clockwise direction having a delta angle of 89 degrees 59 minutes 42 seconds, an arc distance of 31.41 feet, a radius of 20.00 feet, and a chord of South 48 degrees 30 minutes 12 seconds West, a distance of 28.28 feet, along a line of the said 2.413 acre tract, to the TRUE PLACE OF BEGINNING containing 105100 square feet or 2.413 acres, according to a survey by Paul K. Moore and Associates in December of 1995;

All iron pins set are 30 inches long and 5/8 inch in diameter with a yellow cap stamped "P K MOORE PS 5883" and all iron pipes found are at grade and in good condition, unless otherwise noted;

The Basis of Bearings for this survey is the centerline of Bethel Rd. as being North 86 degrees 29 minutes 57 seconds West, as shown on the said plat of survey of 17.900 acres;

TO RITE AID OF OHIO, INC., RX DEVELOPMENT, LTD., NATIONAL CITY BANK, NORTHWEST, BETHEL ROAD INVESTMENT CO., INC., COMMONWEALTH LAND TITLE INSURANCE COMPANY, AND CORNERSTONE TITLE AGENCY, INC.:

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, 3, 4, 5, 6, 8, 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 A URBAN SURVEY.

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

Raymond J. Wood 9-24-97

RAYMOND J. WOOD REG. SURV. 7745 DATE

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	MEAS. 01°10'09"	745.00	15.20	7.60	S 02°55'16" W	15.20
	PLAT 01°09'31"	745.00	15.07	7.53	S 02°56'22" W	15.07
C2	MEAS. 89°59'42"	20.00	31.41	20.00	S 48°30'12" W	28.28
	PLAT 89°58'55"	20.00	31.41	19.99	S 48°30'36" W	28.28

This survey does not constitute a title search by Paul K. Moore and Associates. All information regarding record easements and other documents that might affect the quality of title to tract shown hereon was gained from title commitment number 863-042212 prepared by Cornerstone Land Title Insurance Co., dated 8-18-97. The following comments correspond to the items numbered in the above-referenced commitment.

Schedule B - Section II denoted thus [5]

Item No.	Comment
3	Easement to Columbus and Southern Ohio Electric Co. in DB 2400, pg. 560 does not apply.
4	Easement to Columbia Gas of Ohio, Inc. in DB 3025, pg. 383 does not apply.
5	Easement to Columbus and Southern Ohio Electric Co. in DB 1964, pg. 482 does not apply.
6	Easement to Ohio Bell Telephone Co. in OR 5800 A-03 does not apply.
7	Easement to the City of Columbus in OR 6815 I-17 does not apply.
8	Easement to Columbia Gas of Ohio, Inc. in OR 18595 E-19 applies and is plotted, being at the southeast corner of subject property, at the intersection of the right of ways of Bethel and Dierker Rds.
9	Easement to Columbus Southern Power Co. in OR 18895 D-15 applies and is plotted, being along the south line of the subject tract and the north right of way line of Bethel Rd.
10	Easement to Sinclair Refining Co. in DB 1064, pg. 346, assigned to Ohio River Pipe Line Co. in Misc. Record 190, pg. 451 and released in OR 7119 G-19 does not apply.
11	Easement to Columbus Railway Power & Light Co. in DB 873, pg. 241 does not apply.
12	Easement to City of Columbus in DB 3744, pg. 322 does not apply.
13	Easement to City of Columbus in DB 3797, pg. 140 does not apply.
14	Easement to Columbus and Southern Ohio Electric Co. in DB 3244, pg. 322 does not apply.
15	Work Agreement between Bethel Road Investment Co. Inc. and the City of Columbus in OR 18650 D-09 does not apply.

ONLY ITEMS ADDRESSED

NOTES:

ENCROACHMENTS:
NONE APPARENT BY VISUAL INSPECTION.

ZONING:
THE SUBJECT PROPERTY IS ZONED LC-2, LIMITED COMMERCIAL WITH RESTRICTIONS, SHOWN IN Z93033LC-2, COLUMBUS ZONING, AND BETHEL RD. IS ON THE MAJOR THOROUGHFARE PLAN, 4-2D, MAKING THE BUILDING SET-BACK LINE 60' FROM THE NORTH RIGHT-OF-WAY LINE OF BETHEL RD.

FLOOD ZONE:
THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OUTSIDE A 500 YEAR FLOOD, ACCORDING TO FIRM NUMBER 39049C0130 G, DATED AUGUST 2, 1995.

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

UTILITY COMPANIES

WATER AND SEWER
CITY OF COLUMBUS
910 DUBLIN RD.
COLUMBUS, OH
614/645-7677

ELECTRIC
COLUMBUS SOUTHERN POWER
215 N. FRONT ST.
COLUMBUS, OH
614/836-2570

TELEPHONE
AMERITECH
150 E. GAY ST.
COLUMBUS, OH
800/680-1000

GAS
COLUMBIA GAS
101 W. TOWN ST.
COLUMBUS, OH
614/460-2222

CABLE TV
WARNER CABLE
1266 DUBLIN RD.
PO BOX 2553
COLUMBUS, OH 43216-5283
614/481-5263

PAUL K. MOORE & ASSOCIATES

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6515 EAST LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
614-866-9158

SCALE	1"=30'	REVISIONS	BY	DATE
DATE	1-3-96	UNDERGROUND UTILITIES	RJW	1/15/96
DR'N	RJW CK'D JWW	UP-DATE CERTIFICATION	RJW	5/28/97
AP'VD	RJW	TITLE COMMITMENT	RJW	6/28/97
		SINCLAIR EASEMENT-ITEM 11	RJW	9/23/97

TITLE: SURVEY OF 2.413 ACRES BETHEL AND DIERKER RDS.

NO. 9512-89