

NOTES:

- THIS ALTA SURVEY IS BASED UPON RECORDED DATA, AN ACTUAL FIELD SURVEY OF THE SITE, AND INFORMATION FURNISHED BY THE STEWART TITLE GUARANTY COMPANY, AS LISTED IN THE TITLE COMMITMENT NUMBER 01032-26174, DATED OCTOBER 27, 2017 @ 8:00 A.M.
- THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE TITLE BLOCK OR CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITY.
- PROPERTY IS WITHIN FLOOD ZONES "AE" (AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED) AND "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD), PER FEMA FLOOD INSURANCE RATE MAP NO. 39049C 0213 K, EFFECTIVE DATE JUNE 17, 2008.
- OUPS REFERENCE NUMBERS: A 731-102-971 PHYSICAL MARKINGS A 731-102-976 RECORD PLANS
- THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT. HOWEVER, THE CONTRACTOR SHALL INVESTIGATE AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. NON-MEMBERS MUST BE CALLED DIRECTLY.
- UTILITY CONTACTS:
 - WATER/SANITARY- CITY OF GAHANNA WATER-SEWER BUSINESS OFFICE 200 S. HAMILTON ROAD GAHANNA, OHIO JEFF FELTZ (614) 342-4005
 - ELECTRIC- AMERICAN ELECTRIC POWER 850 TECH CENTER DRIVE GAHANNA, OHIO 43230-6605 1-800-277-2177
 - GAS- COLUMBIA GAS OF OHIO-COLUMBUS 939 W. GOODALE BLVD. COLUMBUS, OHIO 43212 (614) 460-2085
 - TELEPHONE- SBC 150 E. GAY STREET, ROOM 7B COLUMBUS, OHIO 43215 (614) 223-4784
 - CABLE- TIME WARNER 1288 DUBLIN ROAD COLUMBUS, OHIO 43215 (614) 481-5000
 - INSIGHT COMMUNICATIONS 3770 E. LIVINGSTON AVENUE COLUMBUS, OHIO 43227 (614) 236-1200
- ZONING

THE SUBJECT PROPERTY PLOTTED HEREON IS LOCATED WITHIN THE CC - COMMUNITY COMMERCIAL DISTRICT AS DEFINED IN THE CODIFIED ORDINANCES OF GAHANNA.

SETBACKS: GRANVILLE ST LINCOLN CIR. FRONT FRONT SIDE REAR BUILDING: 60' 60' 10' 10' PARKING: 36' 36' 6' NONE FREE STANDING SIGN: 15' 15' NONE NONE

* LOTS ADJACENT TO A RESIDENTIAL ZONING DISTRICT SHALL HAVE A SIDE YARD SETBACK OF NOT LESS THAN ONE-FOURTH OF THE SUM OF THE HEIGHT AND DEPTH OF THE BUILDING, 15 FOOT MINIMUM AND SHALL BE LANDSCAPED.

MINIMUM LOT AREA: 10,000 SQ. FT.
 MINIMUM LOT WIDTH: NONE
 MINIMUM LANDSCAPED OPEN SPACE: 25%
 MAXIMUM BUILDING HEIGHT: NOT SPECIFIED
 MAXIMUM HEIGHT OF FREESTANDING SIGNS: MONUMENT - 8 FEET; POLE - 20 FEET

PARKING:

 - PARKING SPACES REQUIRED (STRIP SHOPPING) - 1 SPACE FOR EACH 300 SQ. FT. OF FLOOR AREA (UP TO 40,000 SQ. FT.)
 - MINIMUM PARKING SPACE SIZE: 9' (W) X 19' (L) (WITH 25' MIN DRIVE AISLE WIDTH) 10' (W) X 20' (L) (WITH 20' MIN DRIVE AISLE WIDTH)
- APPARENT ENCROACHMENTS:
 - ① BUILDING OVER 60' BUILDING SETBACK (NW CORNER-0.4')
 - ② BUILDING WITHIN 10' ELECTRIC EASEMENT (SOUTHERN WALL-2.6')
- TITLE COMMITMENT EXCEPTION NOTES:

THE FOLLOWING NOTES ARE NUMBERED TO CORRESPOND TO THE NUMBERING SYSTEM OF THE SURVEY RELATED EXCEPTIONS AS LISTED IN SCHEDULE B, PART II OF STEWART TITLE GUARANTY COMPANY'S COMMITMENT FILE NUMBER 01032-26174, EFFECTIVE DATE: OCTOBER 27, 2017 AT 8:00 A.M., AND ALSO INDICATE WHETHER THE NUMBERED EXCEPTIONS APPLY, OR DO NOT APPLY TO THE SUBJECT LOT 4, AND WHETHER THEY ARE SHOWN, OR NOT SHOWN ON THE SURVEY DRAWING.

 - RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONDITIONS AS SHOWN ON RECORDED PLAT, PLAT BOOK 65 PAGE 52 AND PLAT BOOK 28 PAGE 44, APPLY TO THE SUBJECT LOT 4. EASEMENTS, BUILDING LINES AND RIGHT-OF-WAYS SHOWN.
 - EASEMENT GRANTED TO THE VILLAGE OF GAHANNA, OF RECORD IN DEED BOOK 1237 PAGE 225, DOES NOT APPLY TO THE SUBJECT LOT 4 (WITHIN RIGHT-OF-WAY OF GRANVILLE STREET). EASEMENT NOT SHOWN.
 - EASEMENT GRANTED TO THE VILLAGE OF GAHANNA, OF RECORD IN DEED BOOK 1763 PAGE 348, APPLIES TO THE SUBJECT LOT 4. EASEMENT SHOWN.
 - EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE STATE OF OHIO, OF RECORD IN DEED BOOK 2053 PAGE 620, DOES NOT APPLY TO THE SUBJECT LOT 4 (RIGHT-OF-WAY OF GRANVILLE STREET). EASEMENT NOT SHOWN.
 - AGREEMENT FOR CHANNEL CHANGE GRANTED TO THE STATE OF OHIO, OF RECORD IN DEED BOOK 2053 PAGE 643, APPLIES TO THE SUBJECT LOT 4. AGREEMENT SHOWN.
 - DEED OF EASEMENT GRANTED TO THE VILLAGE OF GAHANNA, OF RECORD IN DEED BOOK 2174 PAGE 181, APPLIES TO THE SUBJECT LOT 4. EASEMENT SHOWN.
 - DEED OF EASEMENT GRANTED TO THE VILLAGE OF GAHANNA, OF RECORD IN DEED BOOK 2224 PAGE 525, APPLIES TO THE SUBJECT LOT 4. EASEMENT SHOWN.
 - RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, ASSESSMENTS, AND/OR OTHER CONDITIONS OF RECORD IN DEED BOOK 2699 PAGE 567, APPLY TO THE SUBJECT LOT 4. EASEMENTS SHOWN.
 - EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, OF RECORD IN DEED BOOK 2774 PAGE 557, DOES NOT APPLY TO THE SUBJECT LOT 4 (WEST OF LOT 4). EASEMENT NOT SHOWN.
 - EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, OF RECORD IN DEED BOOK 3024 PAGE 604, DOES NOT APPLY TO THE SUBJECT LOT 4 (SOUTHWEST OF LOT 4). EASEMENT NOT SHOWN.
 - DEED OF EASEMENT GRANTED TO COLUMBIA GAS OF OHIO, INC., OF RECORD IN DEED BOOK 3039 PAGE 482, APPLIES TO THE SUBJECT LOT 4. EASEMENT SHOWN.
 - EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, OF RECORD IN OFFICIAL RECORD 11960 PAGE 108, APPLIES TO THE SUBJECT LOT 4. EASEMENT SHOWN.
 - EASEMENT GRANTED TO THE CITY OF GAHANNA, OHIO, OF RECORD IN OFFICIAL RECORD 12200, PAGE H13, APPLIES TO THE SUBJECT LOT 4. EASEMENT SHOWN.
 - RIGHT OF WAY EASEMENT GRANTED TO COLUMBIA GAS OF OHIO, INC., OF RECORD IN DEED BOOK 3044 PAGE 556 (POOR COPY PROVIDED-ILLEGIBLE), APPLIES TO THE SUBJECT LOT 4. EASEMENT SHOWN.
 - ENVIRONMENTAL COVENANT OF RECORD IN INSTRUMENT NO. 201004050040311, APPLIES TO THE SUBJECT LOT 4. LOT 4 SHOWN.
 - RIGHTS OF OTHERS IN AND TO THE USE OF THE ROCKY FORK CREEK LOCATED UPON THE PROPERTY, APPLIES TO THE SUBJECT LOT 4. CREEK SHOWN.

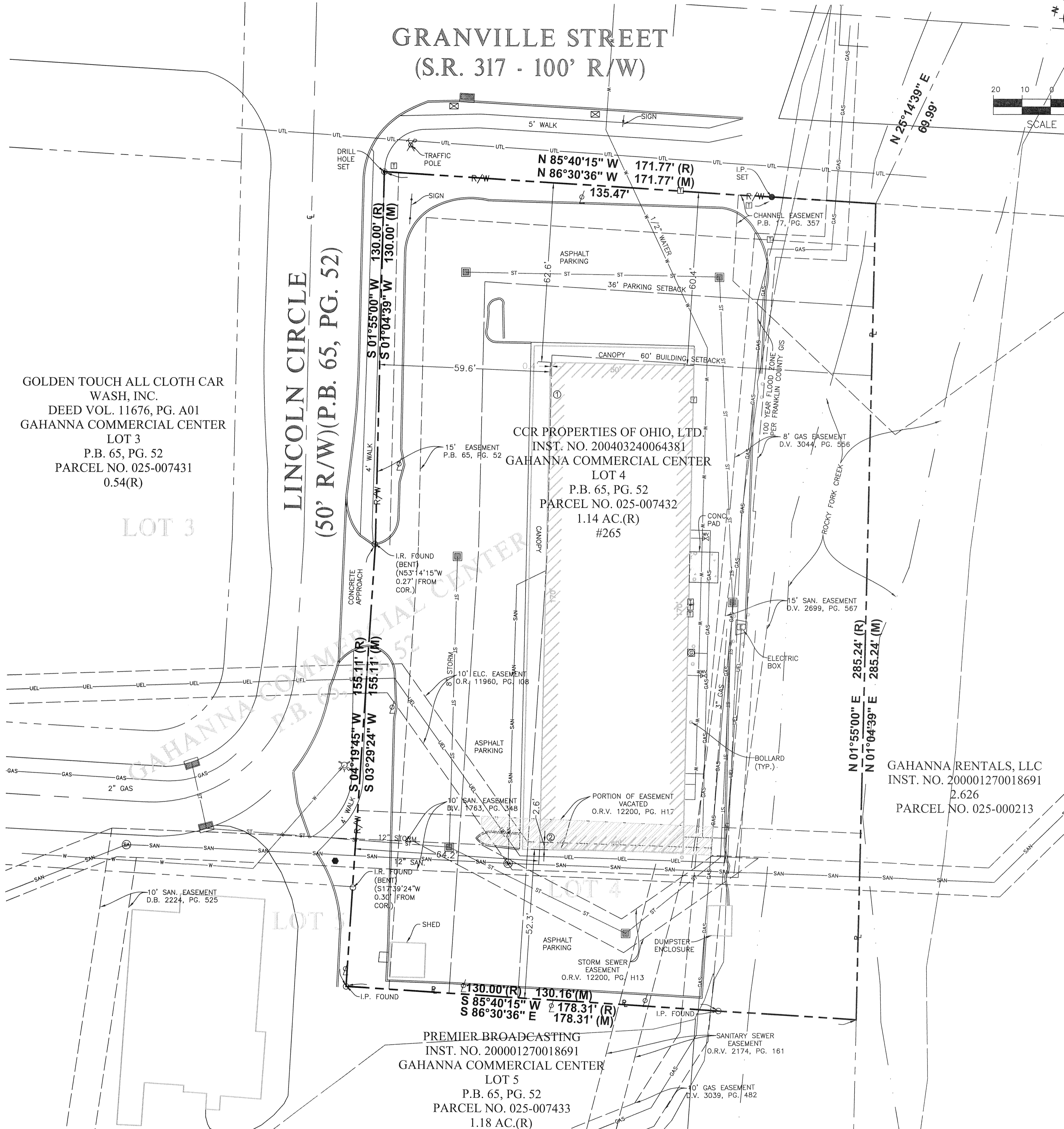
RECORD BOUNDARY DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA AND QUARTER TOWNSHIP 4, TOWNSHIP 1 NORTH, RANGE 17 WEST, UNITED STATES MILITARY LANDS, AND BEING LOT NUMBER FOUR (4) IN GAHANNA COMMERCIAL CENTER AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 65, PAGE 52, AND AS CONVEYED TO CCR PROPERTIES OF OHIO, LTD., AN OHIO LIMITED LIABILITY COMPANY IN INSTRUMENT NUMBER 200403240064381, WITH ALL RECORD REFERENCES HEREIN CITED BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

GOLDEN TOUCH ALL CLOTH CAR WASH, INC.
 DEED VOL. 11676, PG. A01
 GAHANNA COMMERCIAL CENTER LOT 3
 P.B. 65, PG. 52
 PARCEL NO. 025-007431
 0.54(R)

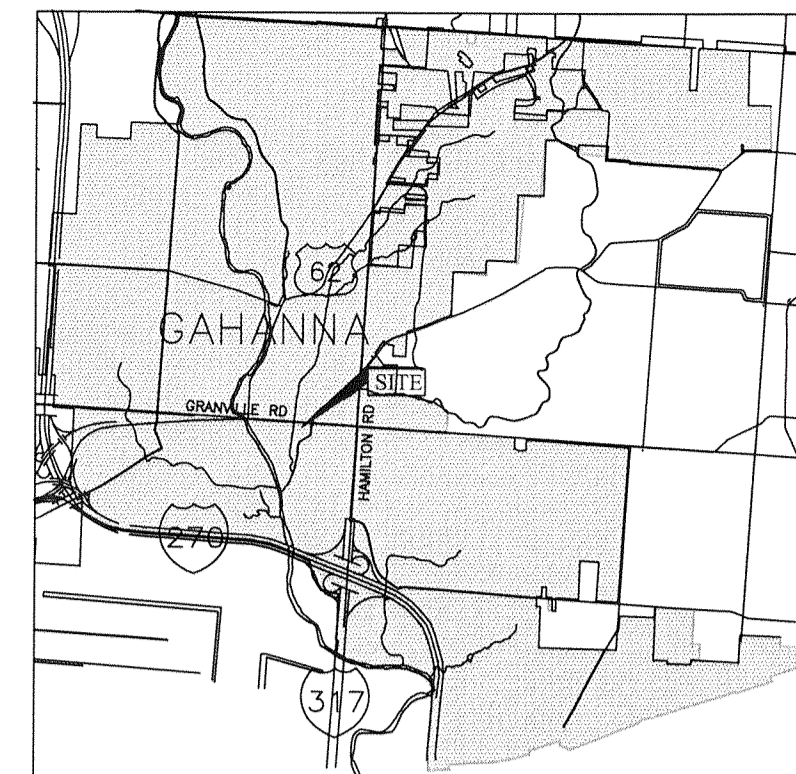
**GRANVILLE STREET
 (S.R. 317 - 100' R/W)**

**LINCOLN CIRCLE
 (50' R/W)(P.B. 65, PG. 52)**



BASIS OF BEARINGS:

THE RECORD BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE BEARING OF LINCOLN CIRCLE, DEPICTED AS S 01°55'00" W ON THE RECORD PLAT OF GAHANNA COMMERCIAL CENTER, PLAT BOOK 65, PAGE 52, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO. THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011) AS DETERMINED BY GPS-VRS SURVEY OF FOUND AND SET PROPERTY MONUMENTATION UTILIZING ODOT MOUNT-POINT ODOT_VRS_RTCM3 (GEOD12A) IN DECEMBER OF 2017.



SITE LOCATION MAP
 SCALE: NOT TO SCALE

LEGEND

- P — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- C — CENTERLINE OF ROAD
- S — SETBACK LINE
- E — EASEMENT LINE
- G — GAS LINE
- SAN — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- W — WATER LINE
- OHE — OVERHEAD ELECTRIC LINE
- UEL — UNDERGROUND ELECTRIC LINE
- OTL — OVERHEAD TELEPHONE LINE
- UTL — UNDERGROUND TELEPHONE LINE
- — — ELEVATION CONTOUR
- — — STREAM
- E/P — EDGE OF PAVEMENT
- ▲ — RAILROAD SPIKE (FOUND)
- ▲ — RAILROAD SPIKE (SET)
- — IRON PIN (FOUND)
- — IRON PIN (SET)
- — MAG NAIL (FOUND)
- — MAG NAIL (SET)
- ⊙ — DRILL HOLE (SET)
- ⊙ — SURVEY MONUMENT (FOUND)
- ⊙ — BENCHMARK
- ⊙ — SPOT ELEVATION
- ⊙ — POWER POLE
- ⊙ — LIGHT POLE
- ⊙ — TELEPHONE POLE
- ⊙ — UTILITY POLE
- ⊙ — TRAFFIC BOX
- ⊙ — ELECTRIC TRANSFORMER
- ⊙ — ELECTRIC BOX
- ⊙ — ELECTRIC METER
- ⊙ — ELECTRIC MANHOLE
- ⊙ — TELEPHONE PEDESTAL
- ⊙ — TELEPHONE MARKER
- ⊙ — GAS VALVE
- ⊙ — GAS METER
- ⊙ — GAS MARKER
- ⊙ — WATER VALVE
- ⊙ — FIRE HYDRANT
- ⊙ — STORM CURB INLET
- ⊙ — STORM CATCH BASIN
- ⊙ — STORM MANHOLE
- ⊙ — STORM MANHOLE
- ⊙ — SANITARY MANHOLE
- ⊙ — CLEAN OUT
- ⊙ — MONITORING WELL
- ⊙ — SIGN
- ⊙ — MAILBOX
- ⊙ — CONCRETE
- ⊙ — BUILDING
- (R) — RECORD
- (M) — MEASURED

SURVEYOR'S CERTIFICATION:
 TO DKENT INVESTMENTS, LLC, STEWART TITLE GUARANTY COMPANY, KEMBA FINANCIAL CREDIT UNION AND THEIR SUCCESSOR AND ASSIGNS:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8, 11, 12, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 5, 2017.

DATE OF PLAT OR MAP: 13 December 2017

SIGNATURE: Dwight A. Tillis

PRINTED NAME: DWIGHT A. TILLIS

REGISTRATION/LICENSE NUMBER: S-7807



P & I Systems, Inc.
 Surveyors • Planners • Engineers
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 Phone: (614) 891-1970

Developer/Client
 DAVE KENT, PRESIDENT
 FST LOGISTICS
 2040 ATLAS STREET
 COLUMBUS, OHIO 43228
 614-529-7900 X1521

Project Name and Address
 ALTA/NSPS LAND TITLE SURVEY
 CCR PROPERTIES OF OHIO, LTD.
 265 LINCOLN CIRCLE
 GAHANNA, OHIO 43230

Revisions

Date: 13 DECEMBER, 2017
 Scale: 1" = 20'
 Dwg. Title: SURVEY
 Sheet: 1-1