

WEST OLENTANGY STREET
1.507 Total Ac. (By Survey)
CITY OF POWELL, DELAWARE COUNTY, OHIO
FARM LOT 30, SECTION 4, TOWNSHIP 3, RANGE 19
UNITED STATES MILITARY DISTRICT

LEGAL DESCRIPTIONS

Exhibit "A"

Situated in the State of Ohio, County of Delaware, City of Powell, located in Farm Lot 30, Quarter Township 4, Township 3, Range 19, United States Military Lands and being out of the remainder of that tract conveyed to Triangle Properties, Inc. by deed of record in Official Record 75, Page 1739 (all references refer to the records of the Recorder's Office, Delaware County, Ohio) and more particularly bounded and described as follows:

Beginning for reference, at the centerline intersection of Murphy Parkway with West Olentangy Street as shown on the subdivision entitled "Murphy's Park Section 1" of record in Plat Cabinet 2, Slide 647, 647A-647C;

thence South 82° 21' 56" East, with the centerline of said West Olentangy Street, a distance of 60.00 feet to a point;

thence South 07° 38' 04" West, leaving said centerline, a distance of 40.00 feet to an iron pin set in the southerly right-of-way line of said West Olentangy Street, the True Point of Beginning;

thence South 82° 21' 56" East, with said southerly right-of-way line, a distance of 192.00 feet to an iron pin set;

thence South 07° 38' 04" West, across said Triangle Properties, Inc. tract, a distance of 310.00 feet to an iron pin set in the northerly line of that 13.742 acre tract conveyed to CF Murphy, LLC by deed of record in Official Record 163, Page 807;

thence North 82° 21' 56" West, with said northerly line, a distance of 212.00 feet to an iron pin set in the easterly right-of-way line of said Murphy Parkway;

thence with said easterly right-of-way line, the following courses and distances:

North 07° 38' 04" East, a distance of 290.00 feet to an iron pin set at a point of curvature of a curve to the right; and Northeasterly with the arc of said curve (Delta = 90° 00' 00", Radius = 20.00 feet) a chord bearing and distance of North 52° 38' 04" East, 28.28 feet to the True Point of Beginning, containing 1.507 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the same meridian as the bearings shown on the subdivision plat entitled "Grandshire Section 1" of record in Plat Cabinet 1, Slides 88-90, Recorder's Office, Delaware County, Ohio.

Jeffrey A. Miller, Registered Surveyor No. 7211.

Parcel No.: 319-432-02-010-012

MISCELLANEOUS NOTES

Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

Zoning information/report not provided, therefore zoning shown hereon below is per the City of Powell, Ohio online zoning map.

*Site is currently zoned PCD - Planned Commercial District

There is no observable evidence of this site being used as a solid waste dump, sump or any kind of sanitary land fill.

At the time of the field survey there was no evidence of recent earth moving work, building construction or building additions.

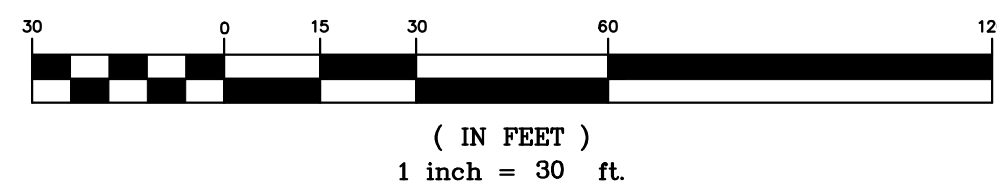
Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

The land described hereon is all of the land as described in Schedule A of the title commitment as issued by Mohican Valley Title Agency, LLC, Commitment No. 208160043, Effective date February 23, 2017 at 6:59 A.M.

LEGEND

● Iron Pin Found	○ Iron Pin Set W / Cap
✕ PK Nail Found	✕ PK Nail Set
▲ RR Spike Found	▲ RR Spike Set
■ Monument Box	■ Monument
○ Concrete Post	○ Electric Manhole
△ Tacked Hub / Trav Pt	△ Electric Transformer
⊙ Post Sign / Lamp	⊙ Comm Manhole
⊙ Sign	⊙ Tel Pedestal
⊙ Billboard / OH Sign	⊙ Pole Elec
⊙ Deciduous Tree	⊙ Pole Elec Tel
⊙ Pine Tree	⊙ Pole Elec Tel Light
⊙ Shrub	⊙ Pole Tel
⊙ Sanitary Manhole	⊙ Pole Tel Light
⊙ Sanitary Cleanout	⊙ Pole Light
⊙ Storm Manhole	⊙ Pole Signal
⊙ Catch Basin	⊙ Traffic Box
⊙ Curb Inlet W / Grate	⊙ Guy Pole
⊙ Gas Valve	⊙ Guy Wire
⊙ Gas Meter	⊙ Fire Hydrant
⊙ Underground Line Marker	⊙ Water Valve
⊙ Sprinkler Valve Box	⊙ Mailbox
	⊙ Monitoring Well

GRAPHIC SCALE



NOTES CORRESPONDING TO SCHEDULE B -
SECTION II OF COMMITMENT No. 208160043

- Covenants, Conditions, Restrictions, Easements, and Building Lines as shown, in Official Record Volume 120, Page(s) 1557 and re-recorded at Official Record Volume 128, Page 1638 and amended at Official Record Volume 168, Page 326. Any covenant, condition or restriction referred to above indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (1) is not in violation of state or federal law, (2) is exempt under 42 U.S.C. Section 3607, or (3) relates to a handicap, but does not discriminate against handicapped people. SUBJECT SITE IS PART OF THE 97 ACRE TRACT DESCRIBED AS THE "INITIAL PROPERTY" IN THE DECLARATION AND SHOWN AS EXHIBIT "A", NOTHING TO PLOT.
- Declaration of Private Driveway Easements and Related Maintenance Obligations recorded at Official Record Volume 569, Page 770 of the Delaware County Records, DOES APPLY TO SUBJECT SITE, EASEMENT SHOWN HEREON.
- Building setback lines and easements for public utilities, as shown of record at Plat Cabinet 2 Slide 647, of the Delaware County Records, DOES APPLY TO SUBJECT SITE. PLAT DEDICATES MURPHY PARKWAY, THE SOUTHERLY PORTION OF WEST OLENTANGY STREET AND A 20' EASEMENT ON SUBJECT SITE AS SHOWN HEREON.
- Easement to The Marion-Reserve Power Company recorded at Lease Volume 9, Page 194 of the Delaware County Records, BLANKET EASEMENT, UNABLE TO DETERMINE AND PLOT EXACT LOCATION BASED ON INFORMATION PROVIDED.
- Easement to The Marion-Reserve Power Company recorded at Deed Book 198, Page 556, BLANKET EASEMENT, UNABLE TO DETERMINE AND PLOT EXACT LOCATION BASED ON INFORMATION PROVIDED.
- Easement to The Marion-Reserve Power Company recorded at Deed Book 211, Page 572, BLANKET EASEMENT, UNABLE TO DETERMINE AND PLOT EXACT LOCATION BASED ON INFORMATION PROVIDED.
- Easement to Columbus and Southern Ohio Electric Company recorded at Deed Book 247, Page 640, DOES APPLY TO SUBJECT SITE, APPROXIMATE LOCATION SHOWN HEREON.
- Easement to Columbus and Southern Ohio Electric Company recorded at Deed Book 264, Page 359, DOES APPLY TO SUBJECT SITE, APPROXIMATE LOCATION SHOWN HEREON.
- Right of way easement to Del-Co Water Co., Inc. recorded at Deed Book 422, Page 343, EASEMENT DOES APPLY TO SUBJECT SITE, 12' PERMANENT EASEMENT IS 6' ON EITHER SIDE OF THE CENTERLINE OF THE WATERLINE AS INSTALLED. APPROXIMATE LOCATION OF PERMANENT EASEMENT SHOWN HEREON. TEMPORARY EASEMENT NOT SHOWN AS IT WAS ONLY FOR THE PURPOSES OF CONSTRUCTION AND TERMINATED UPON COMPLETION OF CONSTRUCTION.
- Easement to Columbia Gas of Ohio, Inc. recorded at Deed Book 493, Page 521, FALLS WITHIN CURRENT OLENTANGY STREET RIGHT-OF-WAY AS SHOWN HEREON.
- Right of way easement to Del-Co Water Company, Inc. recorded at Official Record Volume 569, Page 767 of the Delaware County Records, DOES APPLY TO SUBJECT SITE AS SHOWN HEREON.
- Right of way easement to Del-Co Water Company, Inc. recorded at Official Record Volume 586, page 1591 of the Delaware County Records, DOES APPLY TO SUBJECT SITE AS SHOWN HEREON.
- Easement to Delaware County, Ohio recorded at Official Record Volume 607, Page 2550 of the Delaware County Records, DOES APPLY TO SUBJECT SITE AS SHOWN HEREON.
- Easement and right of way to Columbus Southern Power Company recorded at Deed Book 634, Page 159 of the Delaware County Records, DOES APPLY TO SUBJECT SITE AS SHOWN HEREON.

STATEMENT OF ENCROACHMENTS

None Visible

FLOOD NOTE

By graphic plotting only this property is located in Zone "X" (Areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39041C0237K, with an effective date of April 16, 2009, in Delaware County, Ohio. No field surveying was performed to determine this zone.

ALTA / NSPS CERTIFICATION

To: New Start Development Co., LLC, Fidelity National Title Insurance Company and Mohican Valley Title Agency, LLC.

This is to certify that this map or plat and the survey on which it is based were 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, 6, 8, 9, 10, 11a, 13 and 16 of Table A thereof. The field work was completed on May 5, 2017.

ADVANCED CIVIL DESIGN, INC.

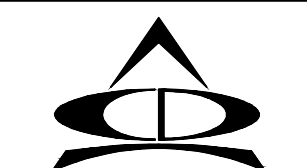
PRELIMINARY 5-18-17

Douglas R. Hock, P.S. 7661

Date:

City of Powell, Delaware County, Ohio
Farm Lot 30, Quarter Township 4, Township 3, Range 19,
United States Military District

ALTANSPS Land Title Survey

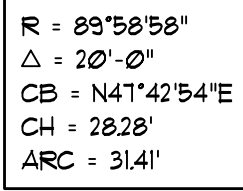


ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

SCALE: 1" = 40'
DATE: May 15, 2017

SHEET 1 / 1
JOB NO.: 17-0011-168



PROPOSED RETAIL BUILDING
13,836 SQ. FT.

43 SPACES
3.1 / 1,000

Henderson Retail, LLC
1507 Ac.
O.R. 1491, Pg. 2328

EXISTING ADJACENT
RETAIL BUILDING
12,745 SQ. FT.

Tran LLC
1.409 Ac.
O.R. 569, Pg. 111

The Village at Murphy's Crossing Condominium
Phase X, 9th Amend.
1.434 Ac.
O.R. 1116, Pg. 912

POWELL RETAIL

SCALE 1" = 20'-0"



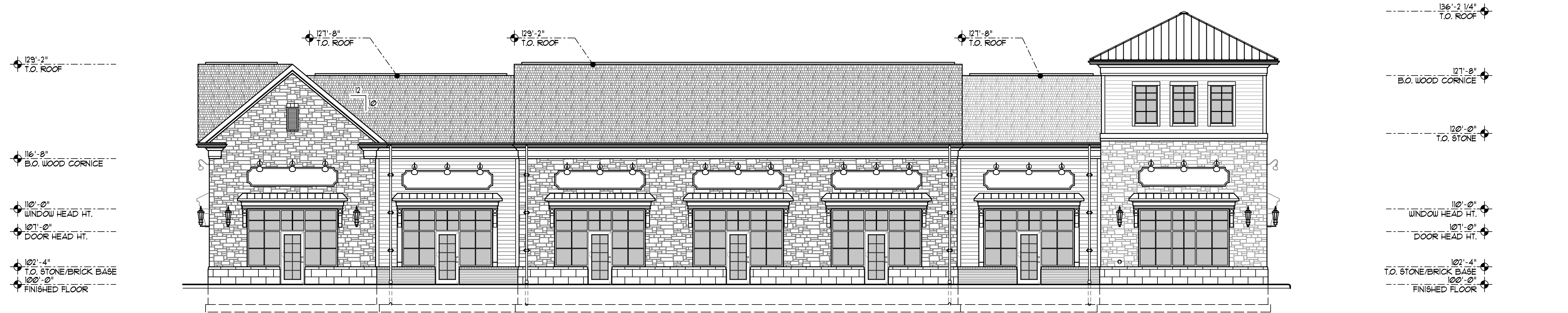
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BUILDING ELEVATIONS

17069.00

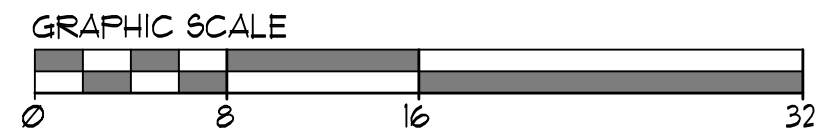
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OWELL RETAIL



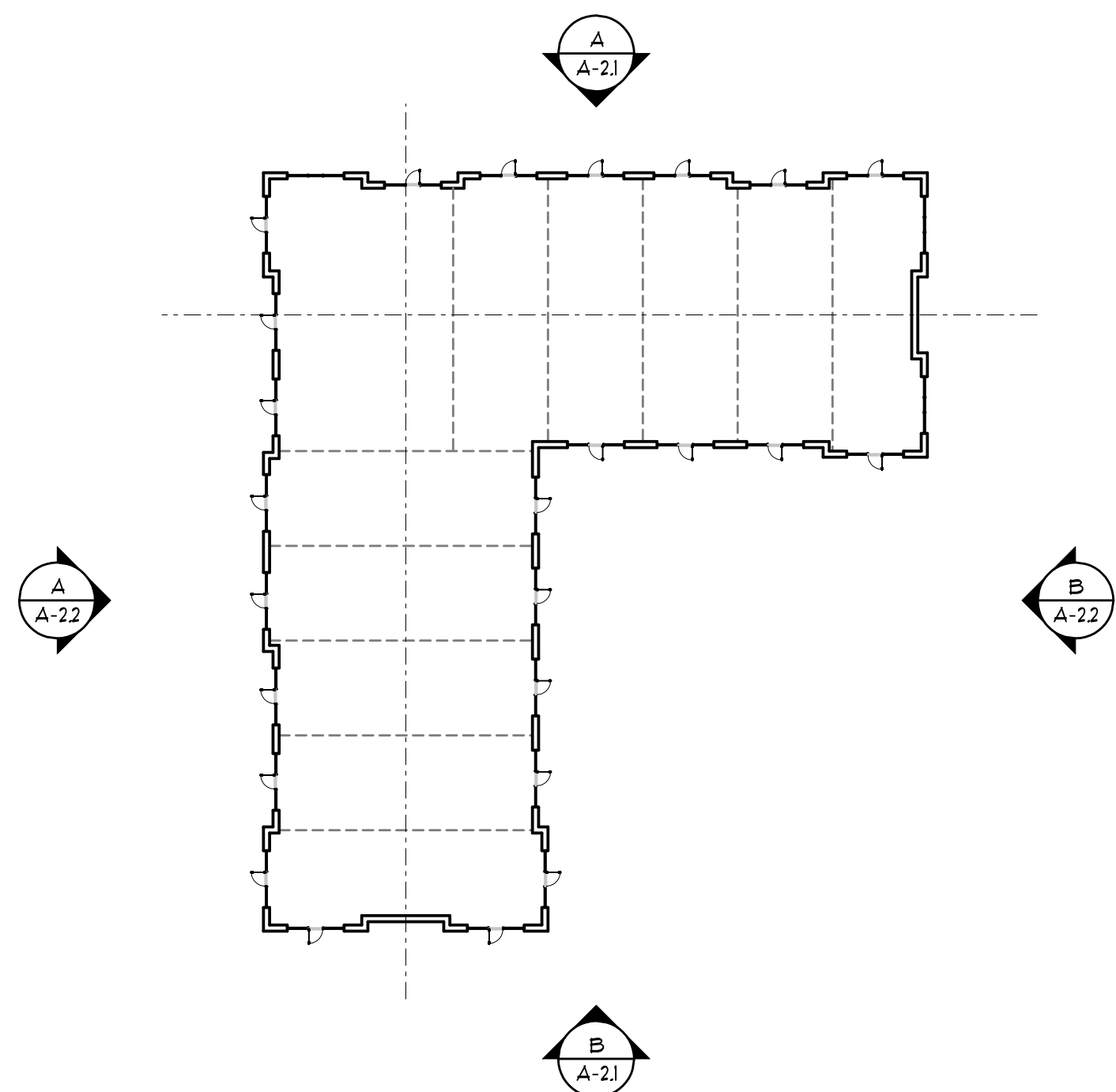
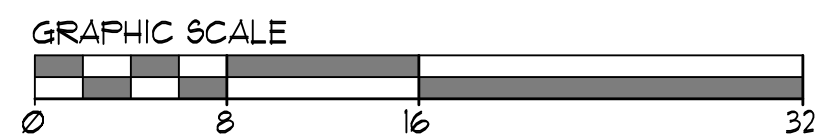
NORTH BUILDING ELEVATION

SCALE 1/8" = 1'-0"



② SOUTH BUILDING ELEVATION

SCALE 1/8" = 1'-0"



KEY PLAN

SCALE 1/3" = 1'-0"

MATERIAL FINISH KEY		
MARK	TYPE	NOTES
AS-1	FIBERGLASS ASPHALT SHINGLES	CERTAINTED LANDMARK SERIES COLOR - HEARTHSTONE.
AWN-1	FABRIC AWNING	TO BE SELECTED BY TENANT
BRK-1	BRICK VENEER - RUNNING BOND	BELDEN BELCREST MODULAR 530A MORTAR - RICHOLOR 54E
CS-1	CAST STONE BASE	ROCKCAST BY READING ROCK (S7293) CHISELED FACE, COLOR - WHEATSTONE. MORTAR - RICHOLOR 51W.
CS-2	CAST STONE BASE TABLE	ROCKCAST BY READING ROCK (S7004) W/ ONE CHAMFERED EDGE) SMOOTH FACE, COLOR - WHEATSTONE, MORTAR - RICHOLOR 51W.
CS-3	CULTURED STONE VENEER	CULTURED STONE PRODUCTS CORP. LAKE ERIE LIMESTONE, 1C3V-2006 MORTAR - RICHOLOR 51W
HP-1	HARDI-PLANK SIDING	6" EXPOSURE HARDI-PLANK LAP SIDING BY JAMES HARDIE. SMOOTH FACE.
MTL-1	REFINISHED METAL GUTTERS AND DOWNSPOUTS	DI1 - 'PUTTY'
PT-1	PAINT - WOOD TRIM	SW 7000 ALABASTER
PT-2	PAINT - HARDI-PLANK SIDING	SW 6030 FACER WHITE
GF-1	ALUMINUM STOREFRONT SYSTEM (AT STONE VENEER)	KAINEER TRIFAB CG451T SERIES, 2" x 4 1/2" WITH 1" INSULATED GLASS. COLOR - CHARCOAL.
GF-2	ALUMINUM STOREFRONT SYSTEM (AT HARDI PLANK SIDING)	KAINEER TRIFAB CG451T SERIES, 2" x 4 1/2" WITH 1" INSULATED GLASS. COLOR - IVORY.
SSR-1	REFINISHED STANDING SEAM METAL ROOF	BERRIDGE - 'HEMLOCK GREEN'

ELEVATION CODED NOTES

①	MANUFACTURED CAST STONE VENEER BASE. (PULLED 1/2"). (CS-1)	⑬	FIBERGLASS ASPHALT SHINGLES.
②	CAST STONE VENEER WATERTABLE. (PULLED 1/2"). (CS-1)	⑭	PREFINISHED STANDING SEAM METAL ROOF. SEE MATERIAL FINISH KEY. THIS SHEET. (S6R-1)
③	+ 1 3/4" CULTURED STONE VENEER (CS-3)	⑮	PREFINISHED METAL (24 GA.) 5" HALF ROUND GUTTER WITH FLANGE. (MTL-1)
④	BRICK VENEER BASE, RUNNING BOND. (BRK-1)	⑯	PREFINISHED 3" DIA. EXTERIOR DOWNSPOUT (24 GA.) (MTL-1). HOLD TIGHT TO FACE OF CONSTRUCTION.
⑤	FULLED BRICK ROLLOCK WATERTABLE. SLOPE AWAY FROM BUILDING. (BRK-1)	⑰	LINE OF C.I.P. CONCRETE/CMU FOUNDATION. SEE STRUCTURAL SHEETS.
⑥	5/4" X 6" SMOOTH CEDAR CORNER TRIM, PAINT. (PT-1)	⑱	DECORATIVE LIGHT FIXTURE. SEE ELECTRICAL SHEETS.
⑦	DECORATIVE WOOD CORNICE. PAINT (PT-1)	⑲	5/4" X 4" SMOOTH CEDAR BARGE BOARD.
⑧	2 X 8 SMOOTH CEDAR FASCIA. PAINT. (PT-1)	⑳	RIDGE VENT.
⑨	SMOOTH CEDAR PILASTER TRIM BOARDS. PAINT. (PT-1)		
⑩	5/4" X 6" SMOOTH CEDAR WINDOW TRIM. PAINT. (PT-1)		
⑪	DECORATIVE WOOD BRACKET. PAINT. (PT-1)		
⑫	6" EXPOSURE HARDY-FLANK LAP SIDING BY JAMES HARDIE. PAINT. (PT-2)		
⑬	2" X 4 1/2" KALNEER TRIFAB VG451T ALUMINUM STOREFRONT SYSTEM w/. 1" INSULATED GLASS AS SCHEDULED. SEE SHEET A-81. (SF-1) PROVIDE 1" FLAT BAR MUNTIN TO MATCH STOREFRONT FINISH.		
⑭	ALUMINUM STOREFRONT SYSTEM ENTRANCE DOOR w/ 1" INSULATED GLASS. SEE DOOR SCHEDULE SHEET A-81.		
⑮	FABRIC LINING OVER CONCEALED ALUMINUM TUBE FRAME. (ALN-1)		
⑯	HIGH DENSITY URETHANE SIGN BOARD.		
⑰	DECORATIVE WALL MOUNTED GOOSENECK LIGHT FIXTURE. SEE ELECTRICAL SHEETS.		
⑱	18" WIDE X 36" HIGH WOOD LOUVER		

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FAA # 17069.00

DOWELL RETAIL



ELEVATION CODED NOTES

<p>① MANUFACTURED CAST STONE VENEER BASE. (FULLED 1/2"). (CS-1)</p> <p>② CAST STONE VENEER WATERTABLE. (FULLED 1/2"). (CS-1)</p> <p>③ ± 1 3/4" CULTURED STONE VENEER. (CS-3)</p> <p>④ BRICK VENEER BASE, RUNNING BOND. (BRK-1)</p> <p>⑤ FULLED BRICK ROWLOCK WATERTABLE, SLOPE AWAY FROM BUILDING. (BRK-1)</p> <p>⑥ 5/4" x 6" SMOOTH CEDAR CORNER TRIM, PAINT. (PT-1)</p> <p>⑦ DECORATIVE WOOD CORNICE, PAINT. (PT-1)</p> <p>⑧ 2 x 8 SMOOTH CEDAR FASCIA, PAINT. (PT-1)</p> <p>⑨ SMOOTH CEDAR PILASTER TRIM BOARDS, PAINT. (PT-1)</p> <p>⑩ 5/4" x 6" SMOOTH CEDAR WINDOW TRIM, PAINT. (PT-1)</p> <p>⑪ DECORATIVE WOOD BRACKET, PAINT. (PT-1)</p> <p>⑫ 6" EXPOSURE HARD-PLANK LAP SIDING BY JAMES HARDIE, PAINT. (PT-2)</p> <p>⑬ 2" x 4 1/2" KAUNWEER TRIFAB VG451T ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLASS AS SCHEDULED. SEE SHEET A-31. (GF-1) PROVIDE 1" FLAT BAR MUNTIN TO MATCH STOREFRONT FINISH.</p> <p>⑭ ALUMINUM STOREFRONT SYSTEM ENTRANCE DOOR w/ 1" INSULATED GLASS. SEE DOOR SCHEDULE SHEET A-31.</p> <p>⑮ FABRIC AWNING OVER CONCEALED ALUMINUM TUBE FRAME. (AWN-1)</p> <p>⑯ HIGH DENSITY URETHANE SIGN BOARD.</p> <p>⑰ DECORATIVE WALL MOUNTED GOOSENECK LIGHT FIXTURE. SEE ELECTRICAL SHEETS.</p> <p>⑱ 18" WIDE x 36" HIGH WOOD LOUVER</p>	<p>⑲ FIBERGLASS ASPHALT SHINGLES.</p> <p>⑳ PREFINISHED STANDING SEAM METAL ROOF. SEE MATERIAL FINISH KEY, THIS SHEET. (6SR-1)</p> <p>㉑ PREFINISHED METAL (24 GA) 5" HALF ROUND GUTTER WITH FLANGE. (MTL-1)</p> <p>㉒ PREFINISHED 3" DIA. EXTERIOR DOWNSPOUT (24 GA) (MTL-1); HOLD TIGHT TO FACE OF CONSTRUCTION.</p> <p>㉓ LINE OF C.I.P. CONCRETE/CMU FOUNDATION. SEE STRUCTURAL SHEETS.</p> <p>㉔ DECORATIVE LIGHT FIXTURE. SEE ELECTRICAL SHEETS.</p> <p>㉕ 5/4" x 4" SMOOTH CEDAR BARGE BOARD.</p> <p>㉖ RIDGE VENT.</p>
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