

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX:614-235-4559

A Boundary Survey prepared for and certified to:

Darb Design, LLC

Legal Description: Situated in The State of Ohio, County of Franklin, City of Gahanna, Being located in Farm Lot 23, Quarter Township 1, Township 1, Range 17, United States Military District

Applicant:

Posted Address: 57 Mill Street, Gahanna, Ohio

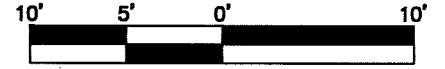
Notes :

1) Lot 1 Issue: Plat Book 3, Pages 178-181 and Plat Book 3, Pages 213-214 shows a dimension of 20 feet on the east line of Lot 1 fronting on formerly Front Street, now known as Mill Street. This Lot is also described in the Certificate of Transfer to Lillian R. Bender recorded in Deed Book 2334, Page 179 yet without mention of any frontage distance along Mill Street. A portion of the Bender legal description is as follows: "thence in a southerly direction with the west street line of Mill Street and the northwest and north lines of Granville Road to the intersection of the right of way line of said road with the Eastern low water mark of the Big Walnut Creek; thence northerly with the low water mark of said creek approximately 80 feet to the south line of the Powell property being the northwest corner of said Lot 1; thence easterly with south line of the Powell property being the north line of Lot 1, approximately 70 feet..."

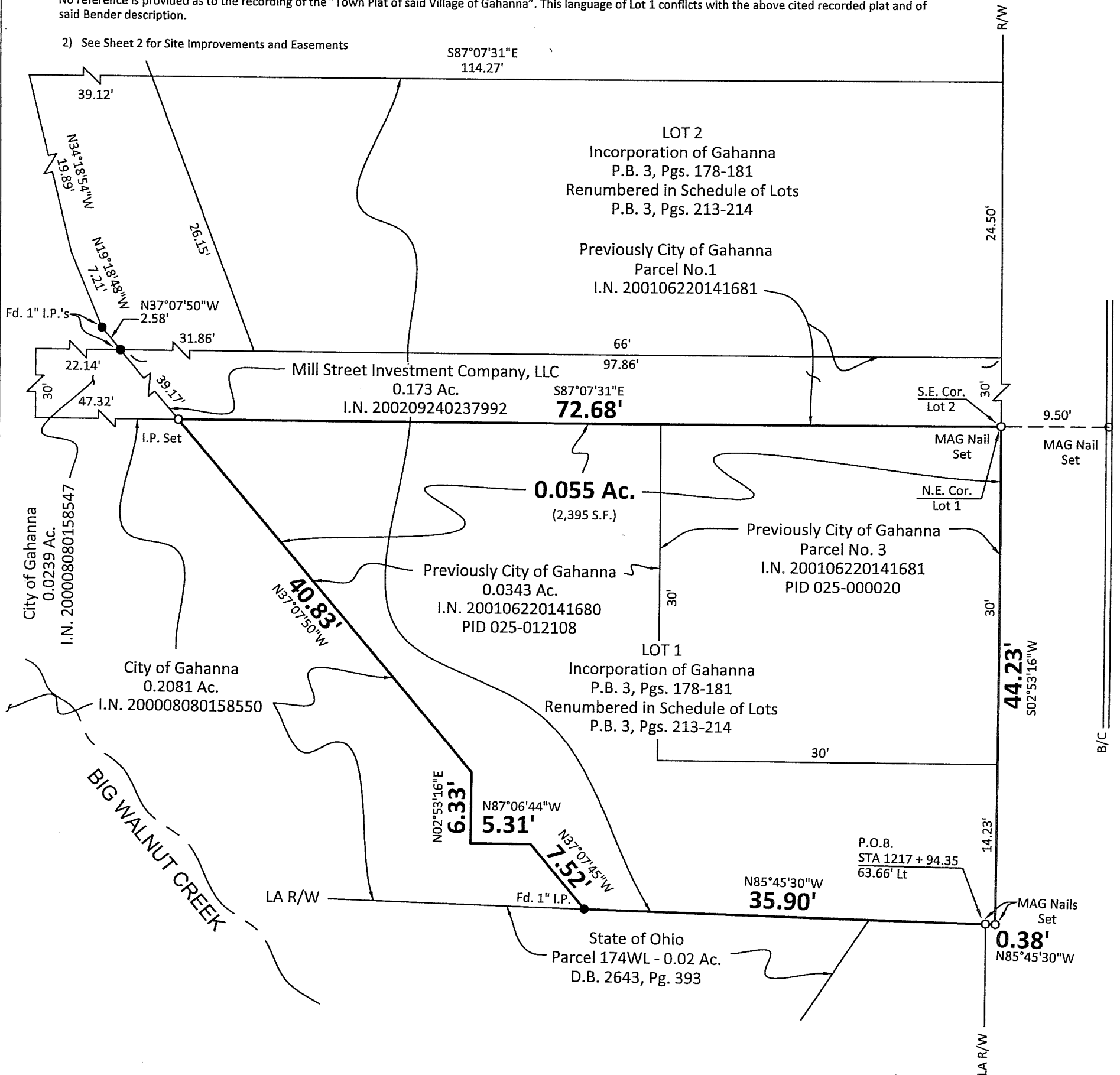
In Deed Book 3226, Page 17 the following language is added after describing a 30 foot by 30 foot parcel ..." Said lot is on the opposite side of the road from Lot No. 2 in said Village of Gahanna, formerly called Bridgeport, and is sometimes referred to as Lot No.1 on the Town Plat of said Village of Gahanna."

No reference is provided as to the recording of the "Town Plat of said Village of Gahanna". This language of Lot 1 conflicts with the above cited recorded plat and of said Bender description.

2) See Sheet 2 for Site Improvements and Easements



Scale 1" = 10'
Date: 03/23/2022



MILL STREET (60' R/W) (P.B. 1, Pg. 61 - originally known as Front Street)

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. Bearings are references to that meridian used for the centerline survey for U.S. Route 62 between Stations 1203+31.66 & 1214+00 (see ODOT Highway Plans: FRA. 62-19.06, Sheets 73, 74, 75, 80 & 90 of 91) shown as North 88°53'27" East.



Myers Surveying Co., Inc

By *Joseph P. Myers*
3/23/2022
Professional Surveyor

Myers Order No.-3-02/23/2022	Rec.	Field	DWG.	Ltr.	Ck.	Sheet 1/2
------------------------------	------	-------	------	------	-----	-----------

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX:614-235-4559

A Boundary Survey prepared for and certified to:

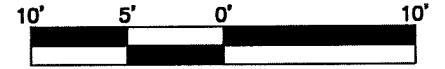
Darb Design, LLC

Legal Description: Situated in The State of Ohio, County of Franklin, City of Gahanna, Being located in Farm Lot 23, Quarter Township 1, Township 1, Range 17, United States Military District

Applicant:

Posted Address: 57 Mill Street, Gahanna, Ohio

Apparent Encroachments: 1) Building in Easement. 2) Eaves/Gutters/Sign/Brick Planter/Brick Walk Over Property Line. 3) Wood Railing Over Property Line.



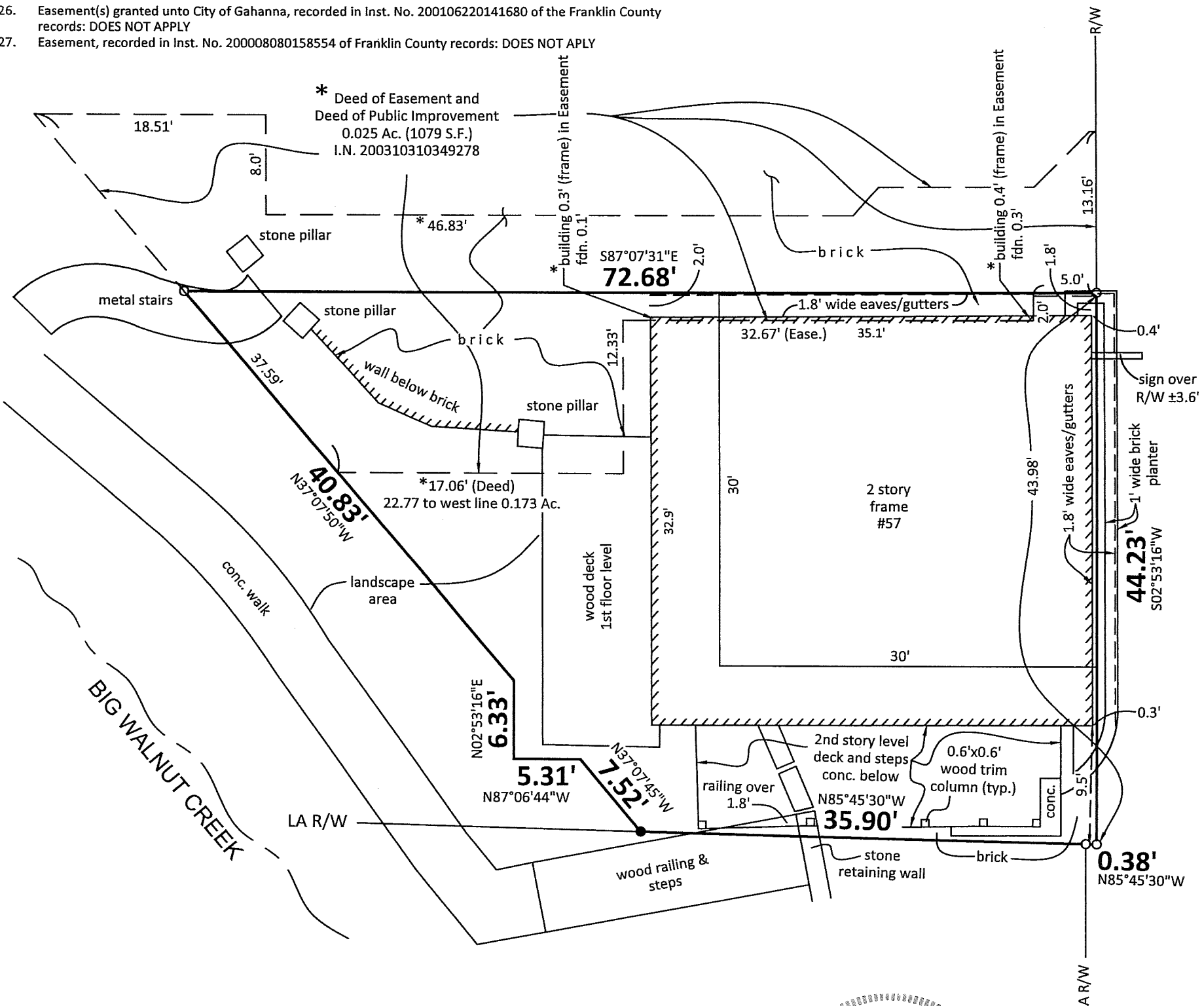
Scale 1" = 10'
Date: 03/23/2022



Easements

Northwest Title Family of Companies, Inc.
Commitment Number 7-10204
Commitment Date: January 27, 2022
Schedule B, Part II

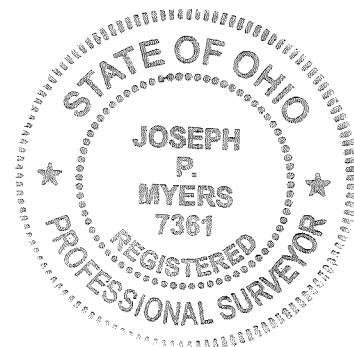
19. Easement(s) granted unto Ohio Fuel Gas Supply Company in Deed Vol. 858, P. 423 and assignment Recorded in Deed Vol. 2548, P. 90 of the Franklin County records: BLANKET EASEMENT, CANNOT PLOT
20. Easement(s) granted unto Ohio Fuel Gas Supply Company recorded in Deed Vol. 1305, P. 272 and assignment recorded in Deed Vol. 2548, P. 90 of the Franklin County records: BLANKET EASEMENT, CANNOT PLOT
21. Easement(s) granted unto Village (now City) of Gahanna, recorded in Deed Vol. 2717, P. 289 of the Franklin County records: DOES NOT APPLY
22. Easement, recorded in Deed Vol. 3573, P. 804 of the Franklin County records: DOES NOT APPLY
23. Easement(s) granted unto Village (now City) of Gahanna, recorded in Deed Vol. 2717, P. 293 of the Franklin County records: DOES NOT APPLY
24. Easement(s) granted unto the City of Gahanna, recorded in Inst. No. 200310310349276 of the Franklin County records: APPLIES, CANNOT PLOT - EASEMENT FOR EXTERIOR FACADES
25. Easement(s) granted unto City of Gahanna, recorded in Inst. No. 200310310349278 of the Franklin County records: PLOTTED
26. Easement(s) granted unto City of Gahanna, recorded in Inst. No. 200106220141680 of the Franklin County records: DOES NOT APPLY
27. Easement, recorded in Inst. No. 200008080158554 of Franklin County records: DOES NOT APPLY



MILL STREET (60' R/W)

Notes: Utilities not shown.

* Note: Legal description does not close and easement encroaches into subject building.



Myers Surveying Co., Inc

By *Joseph P. Myers*
3/23/2022
Professional Surveyor

Site Improvements & Easements

Sheet 2/2

Myers Order No.-3-02/23/2022	Rec.	Field	DWG.	Ltr.	Ck.
------------------------------	------	-------	------	------	-----