

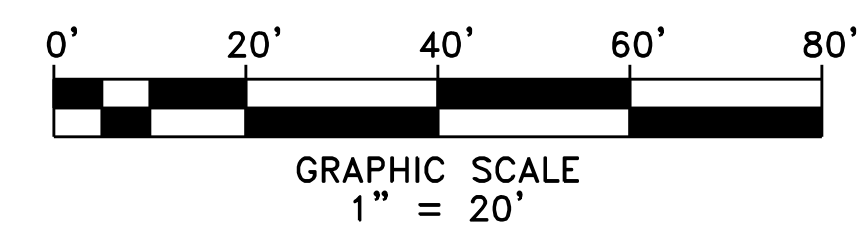
# ALTA/NSPS LAND TITLE SURVEY OF 2106 E. MAIN ST., BEXLEY, OH

**LEGAL DESCRIPTION:**

Situated in the City of Bexley in the County of Franklin and in the State of Ohio and bounded and described as follows:

Being a part of Half Section 20, Section 13, Township 5, Range 22, Refugee Lands, and being a part of Lot 455 of Rownd and Knauss Subdivision shown of record in Plat Book 4, page 47, Recorders office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the northerly line of East Main Street (80 feet wide) with the westerly line of South Parkview Avenue (80 feet wide), said point being at the southeasterly corner of said Lot 55; Thence, North 88 degrees 34 minutes 40 seconds West, along the northerly line of said East Main Street (southerly line of said Lot 55), passing an iron pin on line at 114.00 feet, a total distance of 210.00 feet to a point on the centerline of Alum Creek at the southwesterly corner of said Lot 55; Thence, North 20 degrees 22 minutes 40 seconds West, along the centerline of said Alum Creek (westerly line of said Lot 55) a distance of 159.32 feet to a point at the southwesterly corner of a 1.061 acre tract conveyed to Trust Realty Company shown of record in Deed Book 3123, page 590; Thence, South 88 degrees 34 minutes 40 seconds East, across said Lot 55, and along a line parallel with the northerly line of said East Main Street (southerly line of said Lot 55), and along the southerly line of said 1.061 acre tract, passing an iron pin on line at 92.67 feet, a total distance of 273.67 feet to an iron pin on the easterly line of said Lot 55 and on the westerly line of said South Parkview Avenue, said point being at the southeasterly corner of said 1.061 acre tract; Thence South 3 degrees 10 minutes 20 seconds West, along the easterly line of Lot 55 (westerly line of said South Parkview Avenue), a distance of 148.00 feet to the place of beginning, containing 0.821 acres.



**LEGEND**

- 1 Lot Numbers
- Lot Lines
- Property Lines
- Centerline
- SAN Sanitary Sewer
- STM Storm Sewer
- W Water Main
- GM Gas Main
- UG Underground Lines
- OH Overhead Lines
- E Electric Lines
- T Telephone Lines
- C Cable TV Lines
- U All Overhead Utilities
- Ditch Line
- MHO Man Hole
- Storm Inlet
- CI Curb Inlet
- DI Drop Inlet
- CD Clean Out
- DSD Downspout Drain
- Fire Hydrant
- VB Valve Box
- GM Gas Meter
- GV Gas Valve
- WM Water Meter
- WV Water Valve
- EM Electric Meter
- UP Utility Pole
- GW Guy Wire
- P Pole Numbers
- Gas Line Marker
- Light Pole
- Yard or Flood Light
- Telephone Closure
- Electric Closure
- Cable Television Closure
- Traffic Signal Pole
- Bollard
- Utility Pull Box
- Handicap
- Fence
- Sign
- CONC Concrete
- Evergreen Tree
- Deciduous Tree
- Stone Found
- Monument Box
- Iron Pin Set
- Iron Pin Found
- MAG Nail Set
- Railroad Spike Found
- Deed Volume
- OR Official Record
- IN Instrument Number
- IPF Iron Pin Found
- RPF Iron Pipe Found
- RSSF Railroad Spike Found
- MNS MAG Nail Set
- DHS Drill Hole Set
- CAT CATAPWA
- CDR CEDAR
- COT COTTONTWOOD
- CRAB CRABAPPLE
- HACK HACKBERRY
- HCK HICKORY
- LOC LOCUST
- MPL MAPLE
- MUL MULBERRY
- ORN ORNAMENTAL
- POP POPLAR
- SPR SPRUCE
- WAL WALNUT
- WC WILD-CHERRY
- WL WILLOW

**TREE LEGEND**

CAT	CATAPWA
CDR	CEDAR
COT	COTTONTWOOD
CRAB	CRABAPPLE
HACK	HACKBERRY
HCK	HICKORY
LOC	LOCUST
MPL	MAPLE
MUL	MULBERRY
ORN	ORNAMENTAL
POP	POPULAR
SPR	SPRUCE
WAL	WALNUT
WC	WILD-CHERRY
WL	WILLOW

THE KROGER CO.  
O.R. 02389H06  
2.565 AC ACRES  
PPN 010-192091-00

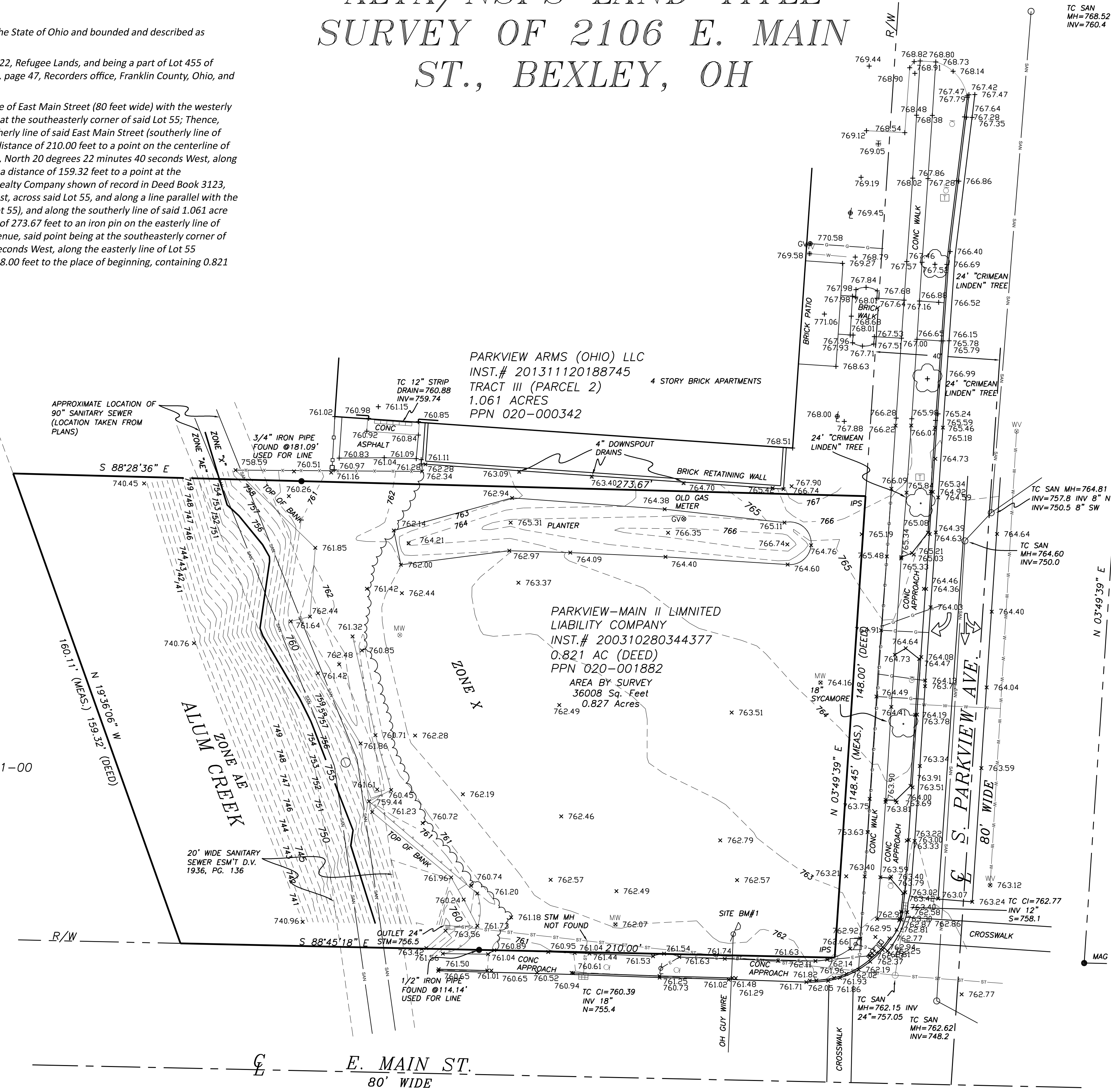
TO: AMERICAN LAND TITLE ASSOCIATION, FIRST AMERICAN TITLE INSURANCE COMPANY, CLEAR TITLE AGENCY, INC., 2106 BEXLEY LLC, PARKVIEW-MAIN LIMITED LIABILITY COMPANY, AN OHIO LIMITED LIABILITY COMPANY,

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, 4, 5, 8, 11, 13, 14, 16, 17, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/01/2016 AND A SITE VISIT WAS MADE ON 10/5/2018.

DATE: 10/08/2018

*John W. Wetherill*

JOHN W. WETHERILL P.S. 7811



**EASEMENTS:**  
EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE SEPTEMBER 28, 2018, COMMITMENT NO. 32296, SCHEDULE B, PART II  
11-EASEMENT OF RECORD IN DEED BOOK 1936, PAGE 136, APPLIES TO THE SUBJECT TRACT AS SHOWN  
12-BUILDING SETBACK LINES, RESTRICTION AND EASEMENTS PER RECORDED PLAT OF SUBDIVISION, NONE SHOWN ON PLAT.

**NOTES:**  
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF S. PARKVIEW AVE. ACRE AS BEING N 03°49'39" E. BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM, THE STATE PLANS COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT).

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

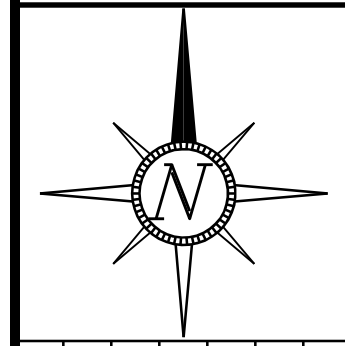
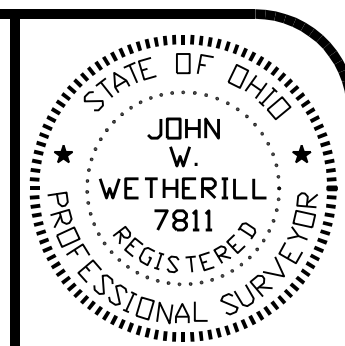
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.  
AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.  
AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

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.

**FLOOD ZONE:**  
ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, PANEL 329 OF 465, MAP NUMBER 39049C0329K, MAP REVISED DATE OF JUNE 17, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED.

**ELEVATIONS:**  
ELEVATIONS ARE BASED ON GPS OBSERVATION USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM=NAVD 88 DATUM.  
SITE BENCHMARK #1: MAG NAIL SET IN THE NORTH SIDE OF GUY POLE LOCATED ALONG THE NORTH LINE OF MAIN ST. ELEV= 762.07

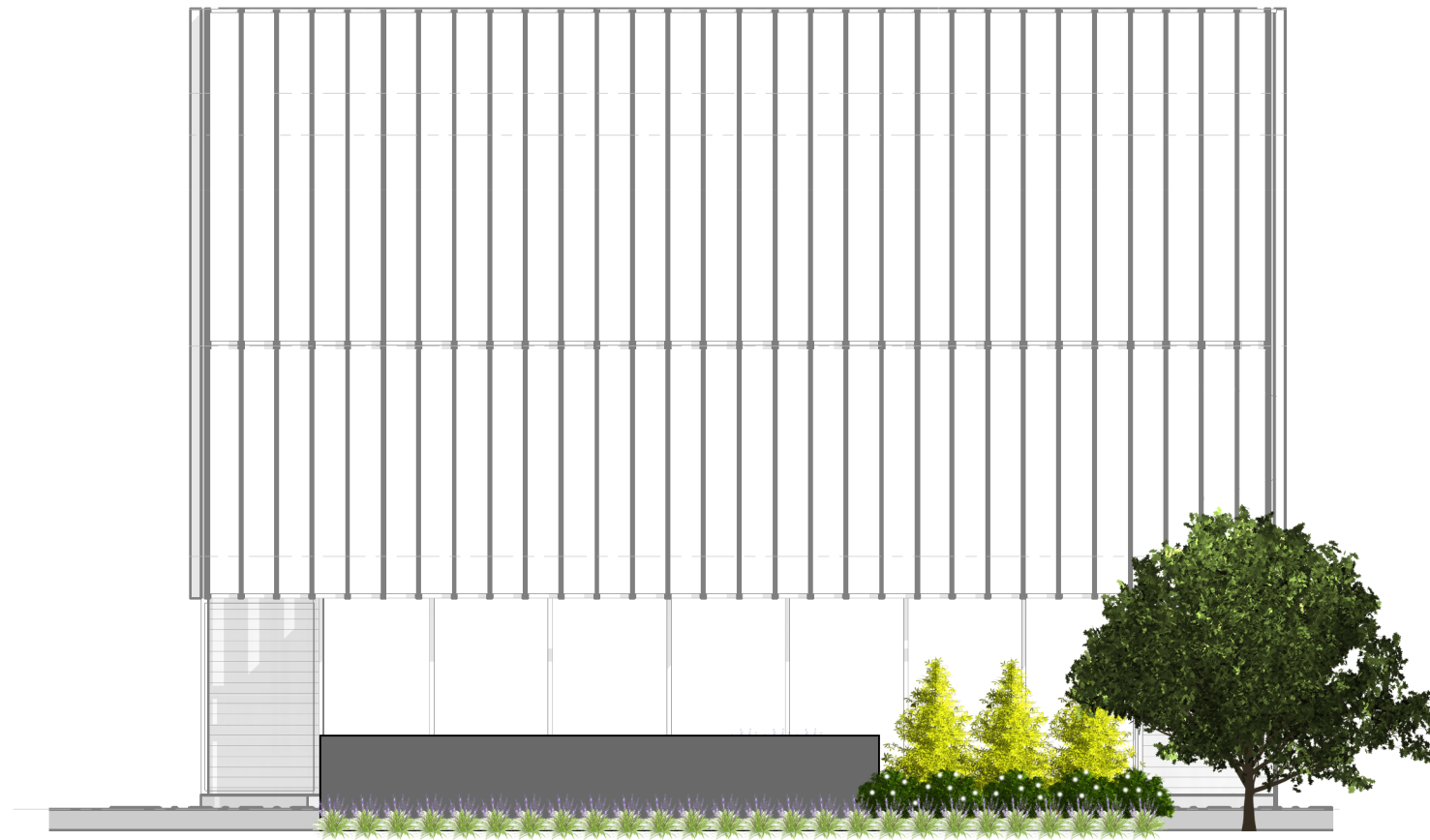


DATE	BY	REVISION
10/14/18	JWW	
	JWW	
	JWW	
	JWW	
	JWW	

SURVEY OF 2106 E. MAIN ST., BEXLEY, OH

J. & J. SURVEYING SERVICES, INC.  
7509 EAST MAIN ST., SUITE 104  
REYNOLDSBURG, OHIO 43068  
PH# (614) 866-9158  
JOE.WOOD@JUSURVEYINGOHIO.COM  
JOHN.WETHERILL@JUSURVEYINGOHIO.COM  
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2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE



**Ohio State Bank** East Elevation Landscape Section | 11.13.2018





Corner of Parkview and Main



Southern View from Parkview



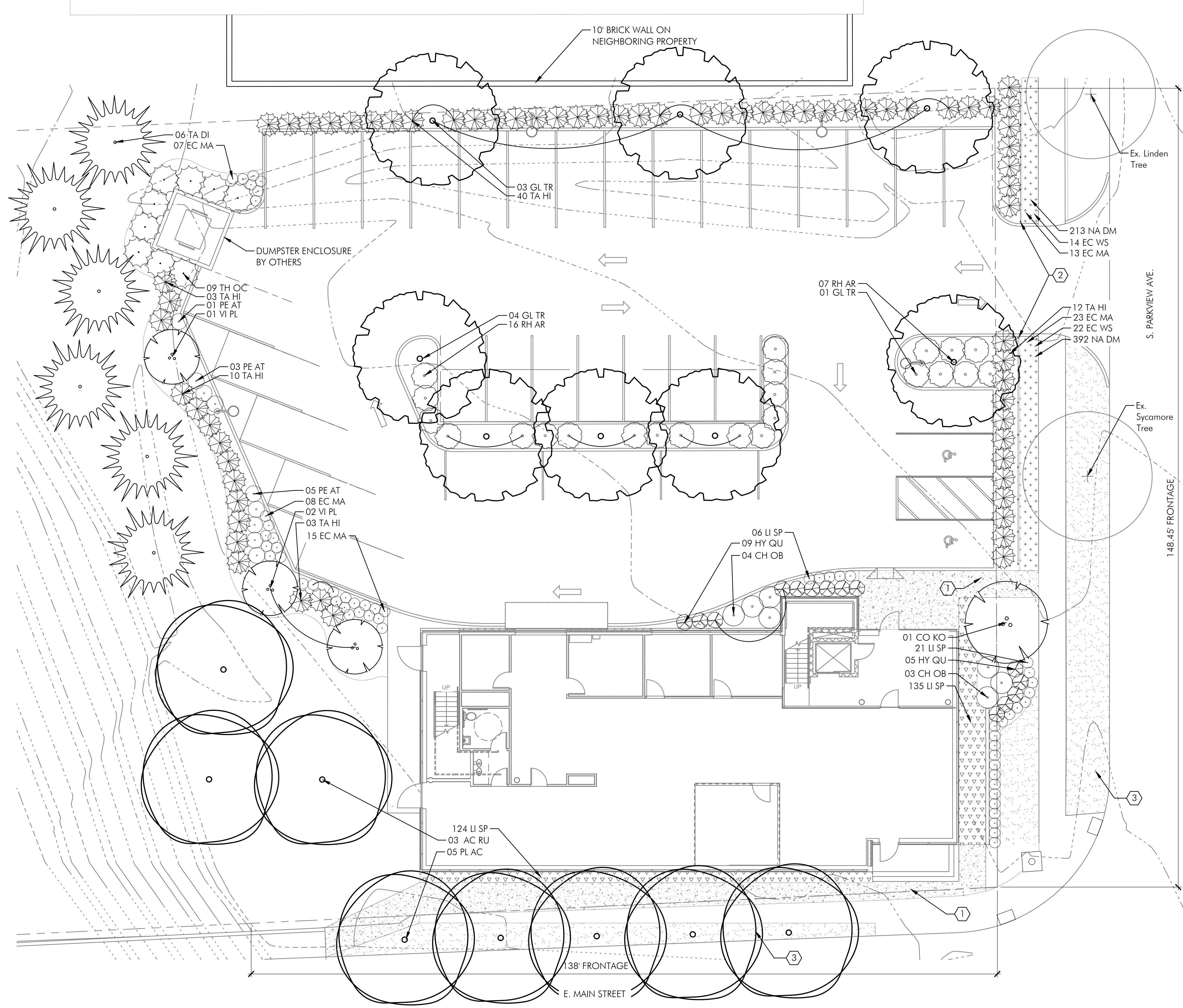
Eastern View from Main Street



Western View from Parkview

# Ohio State Bank Existing Site Photos | 11.13.2018





PLANT LIST					
QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
<b>DECIDUOUS TREES</b>					
	AC RU	Acer rubrum 'Red Sunset' 'Red Sunset' Red Maple	3" Cal.	B&B	
	GL TR	Gleditsia tricanthos 'Skyline' 'Skyline' Honey Locust	3" Cal.	B&B	
	PL AC	Platanus x acerifolia 'Bloodgood' 'Bloodgood' London Plane Tree	3" Cal.	B&B	
<b>EVERGREEN TREES</b>					
	TA DI	Taxodium distichum Bald Cypress	12' ht.	B&B	
	TH OC	Thuja occidentalis 'Degroots Spire' 'Degroots Spire' Arborvitae	8' ht.	B&B	
<b>ORNAMENTAL TREES</b>					
	CO KO	Cornus Kousa 'Rosy Teacups' 'Rosy Teacups' Chinese Dogwood	10' ht.	B&B	(3)Multi-stem 2' cal./stem
<b>SHRUBS</b>					
	CH OB	Chamaecyparis obtusa 'Aurea' 'Aurea' Hinoki Falsecypress	36" ht.	#10 cont.	AS SHOWN
	HY QU	Hydrangea quercifolia 'Pee Wee' 'Pee Wee' Oakleaf Hydrangea	24" ht.	#5 cont.	AS SHOWN
	RH AR	Rhus aromatica 'Gro-Low' 'Gro-Low' Fragrant Sumac	24" ht.	#7 cont.	AS SHOWN
	TA HI	Taxus x media 'Hicksii' Hicks Yew	48" ht.	B&B	AS SHOWN
	VI PL	Viburnum plicatum f. tomentosum 'Shasta' 'Shasta' Doublefile Viburnum	60" ht.	B&B	AS SHOWN
<b>PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS</b>					
	EC MA	Echinacea 'Magnus' 'Magnus' Coneflower	Clump	#1 cont.	AS SHOWN or 18" O.C.
	EC WS	Echinacea 'White Swan' 'White Swan' Coneflower	Clump	#1 cont.	AS SHOWN or 18" O.C.
	LI SP	Liriope spicata Creeping Lilyturf	Clump	#1 cont.	AS SHOWN or 15" O.C.
	NA DM	Narcissus 'Dutch Master' 'Dutch Master' Daffodil	Bulb	Bulb	8" O.C.
	PE AT	Perovskia atriplicifolia 'Longin' 'Longin' Russian Sage	Clump	#1 cont.	AS SHOWN

**CODED NOTES**

1. NEW CONCRETE SEE SHEET SD1.0, DETAIL 6
2. LANDSCAPE FENCE, SEE SHEET SD1.0, DETAIL 7
3. TREE LAWN

**MAIN STREET LANDSCAPE STANDARDS:** (1254.13)

MINIMUM STREET TREES: 1 PER 30 LINEAL FEET OF FRONTAGE (286.45/30=9.5 STREET TREES)	PROVIDED STREET TREES: 10 STREET TREES
MIN. TREE AND SHRUB SIZE 2.5" CAL AND 24" HT.:	PROVIDED
MAIN STREET SIDEWALK WIDTH (6-8' MINIMUM):	8' WIDTH PROVIDED
GRASS TREE LAWN REQUIRED FOR ALL STREET TREES:	PROVIDED
FENCE SCREENING NEIGHBORING RESIDENTIAL LOT LINE:	10' WALL ON NEIGHBORING SITE, LANDSCAPE BUFFER PROVIDED
SURFACE PARKING LOT SCREENING (3'6" TALL FENCE, 3' LANDSCAPE BUFFER):	PROVIDED
VISUAL RELIEF FROM LARGE PAVEMENT AREAS:	PROVIDED
LANDSCAPED AREA OF PARKING LOT MINIMUM 5% OF VEHICULAR AREA; TOTAL LANDSCAPE REQUIRED: 566 SQ. FT. (5%):	TOTAL LANDSCAPED AREA PROVIDED: 705 SQ. FT. (6.2%)

Ohio State Bank Overall Plan  
SCALE: 1" = 10'-0"

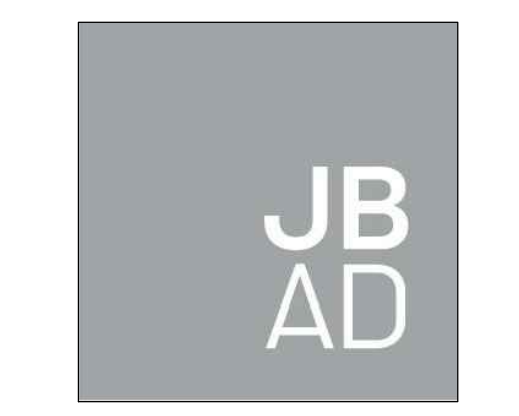


**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
10816 Millington Court, Ste 118  
Cincinnati, Ohio 45242  
p 614.360.3066

PODdesign.net

**Project Name**  
**Ohio State Bank**  
2106 E Main St.  
Bexley, Ohio 43209



**Prepared For**  
Jonathan Barnes Architecture and  
Design  
243 N. 5th Street STE 200  
Columbus, Ohio, 43215

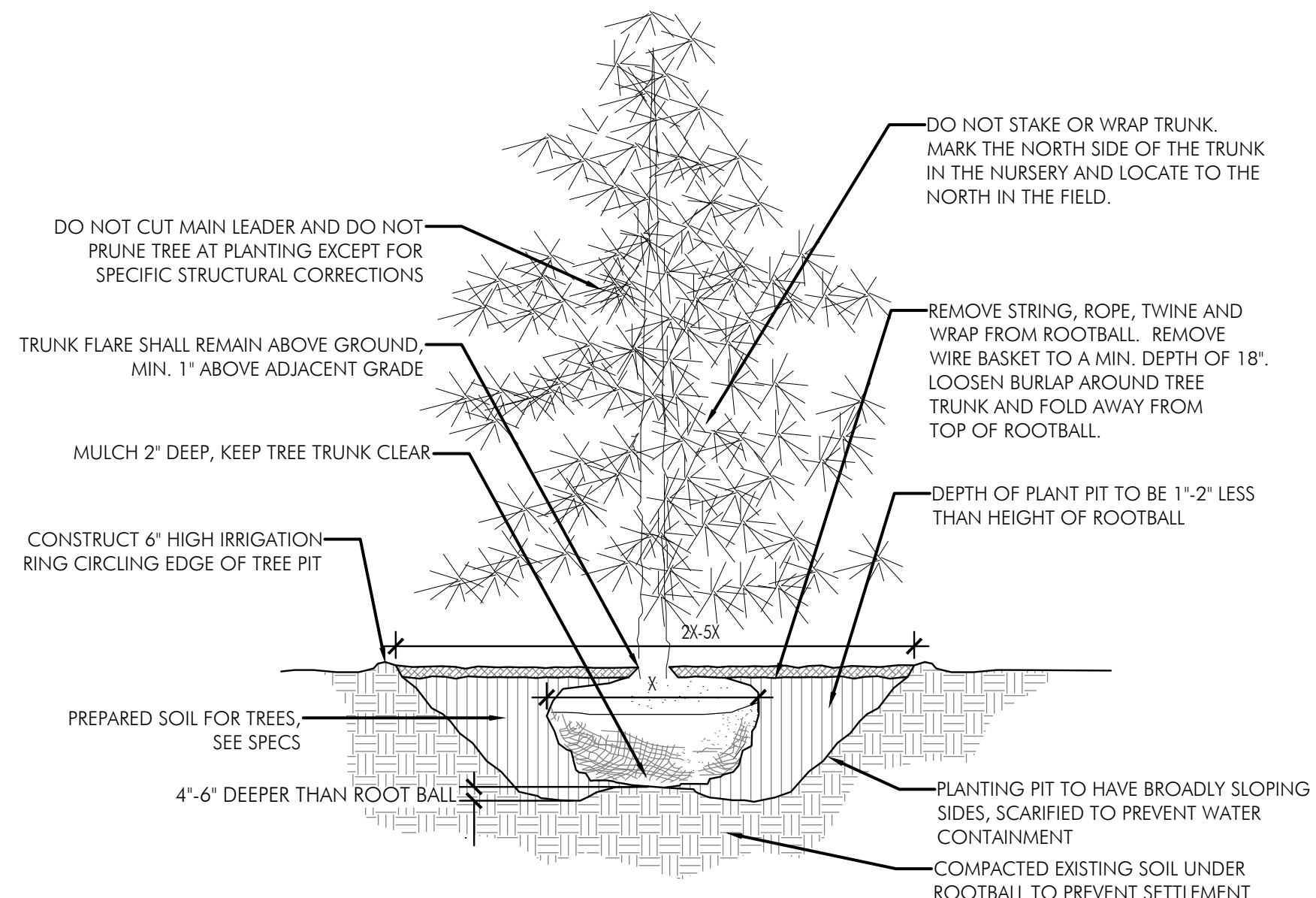
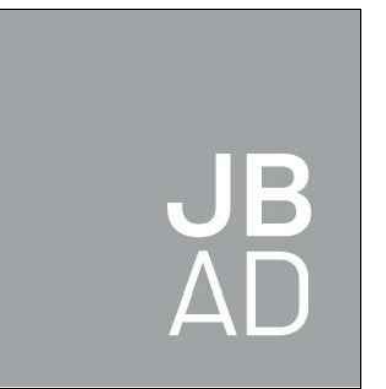
**Project Info**  
Project # 18xxx  
Date 11/06/2018  
By ZM  
Scale As Shown

**Revisions**

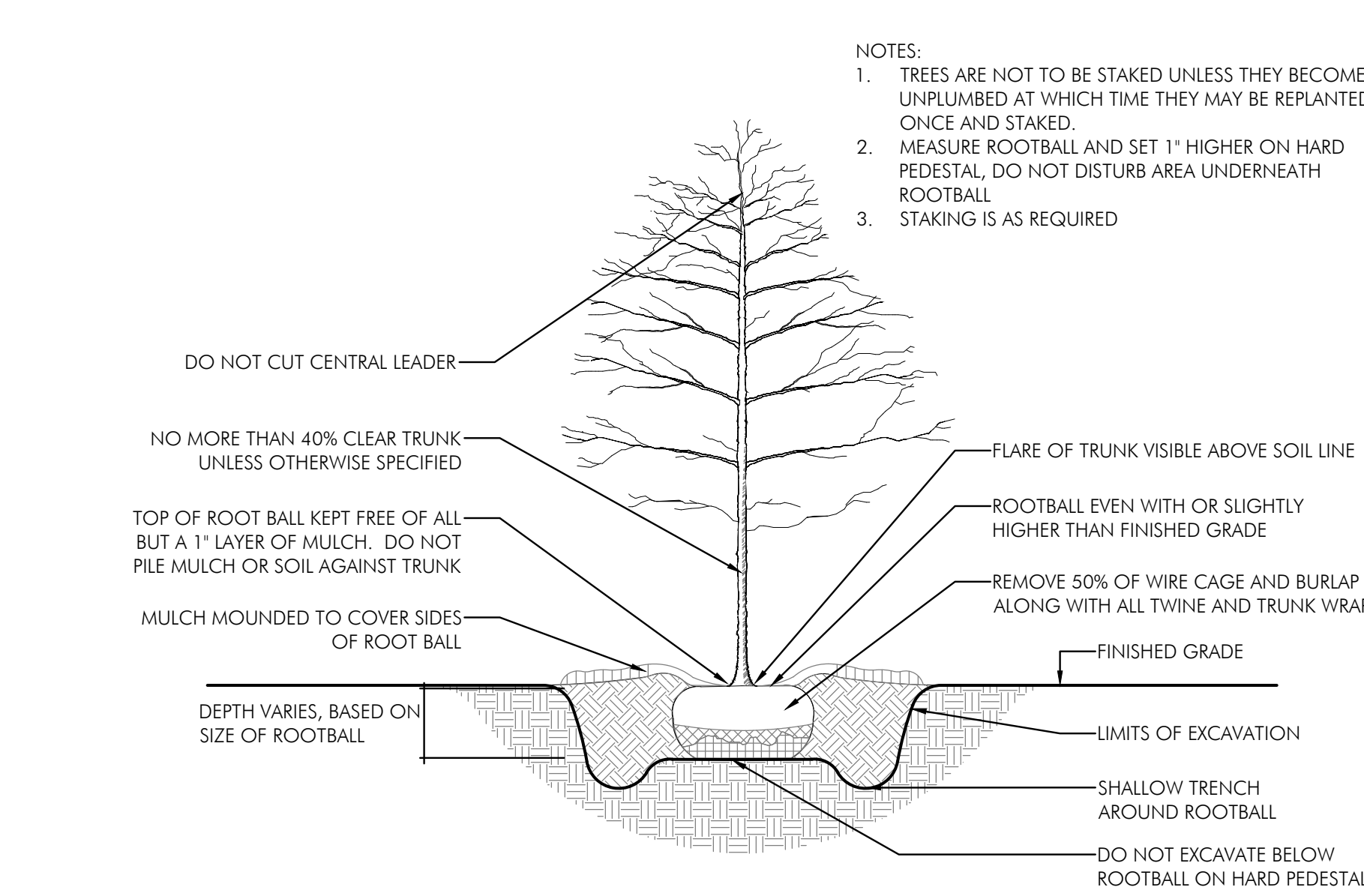
**Sheet Title**  
**OHIO STATE BANK SITE PLAN**

**Sheet #**  
**L1.0**

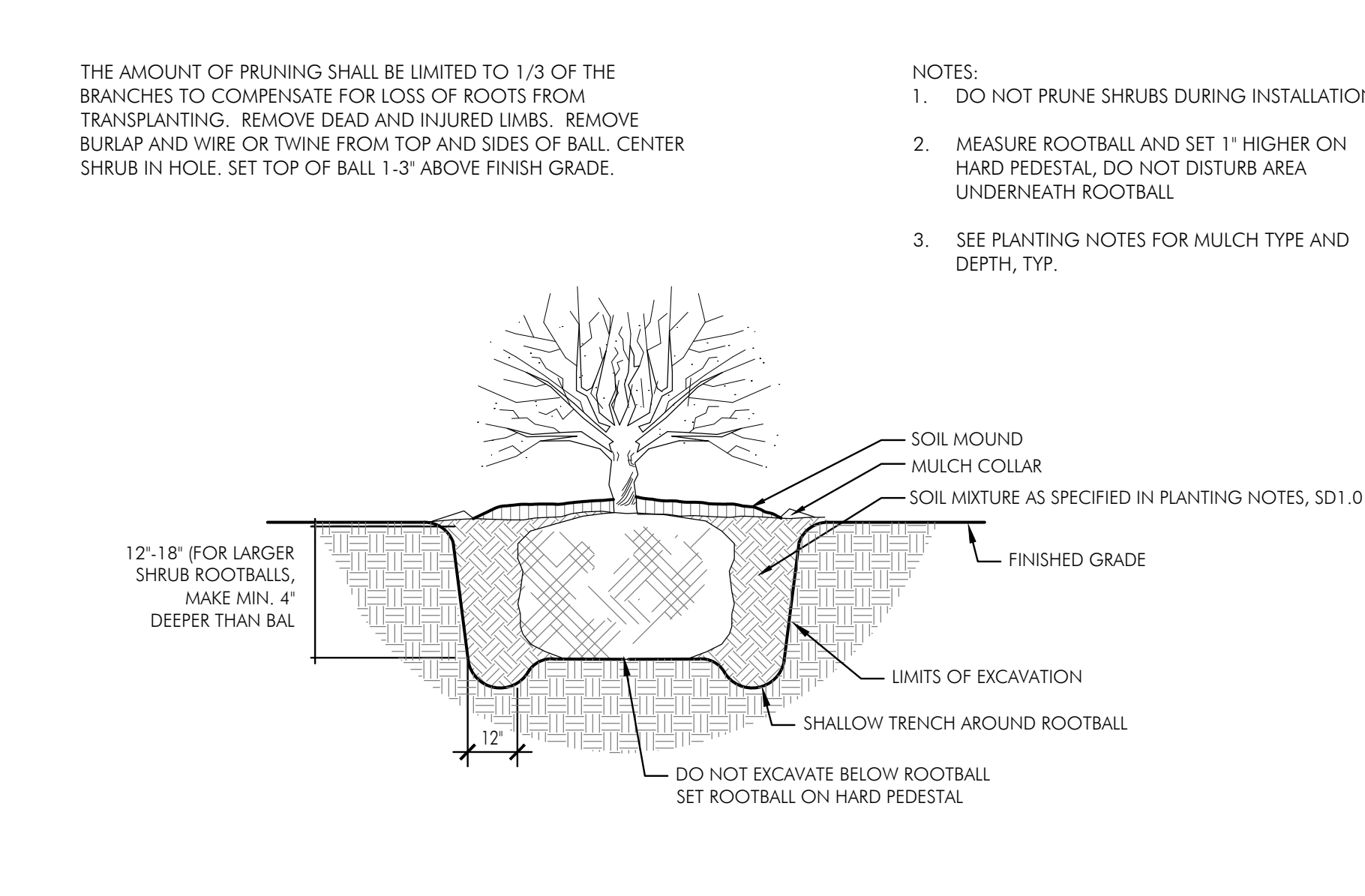




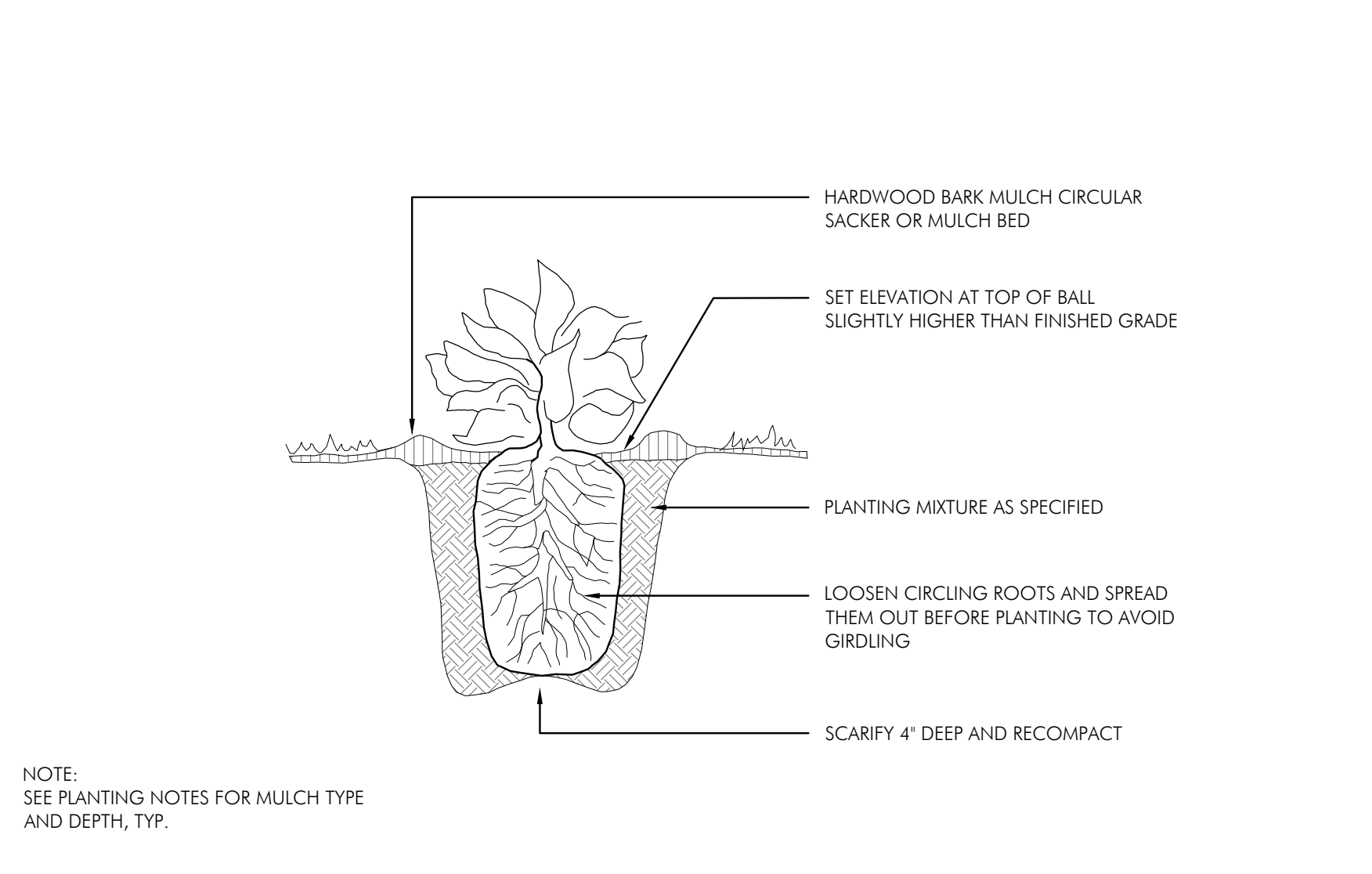
**1 Evergreen Tree Planting**  
1" = 1'-0"



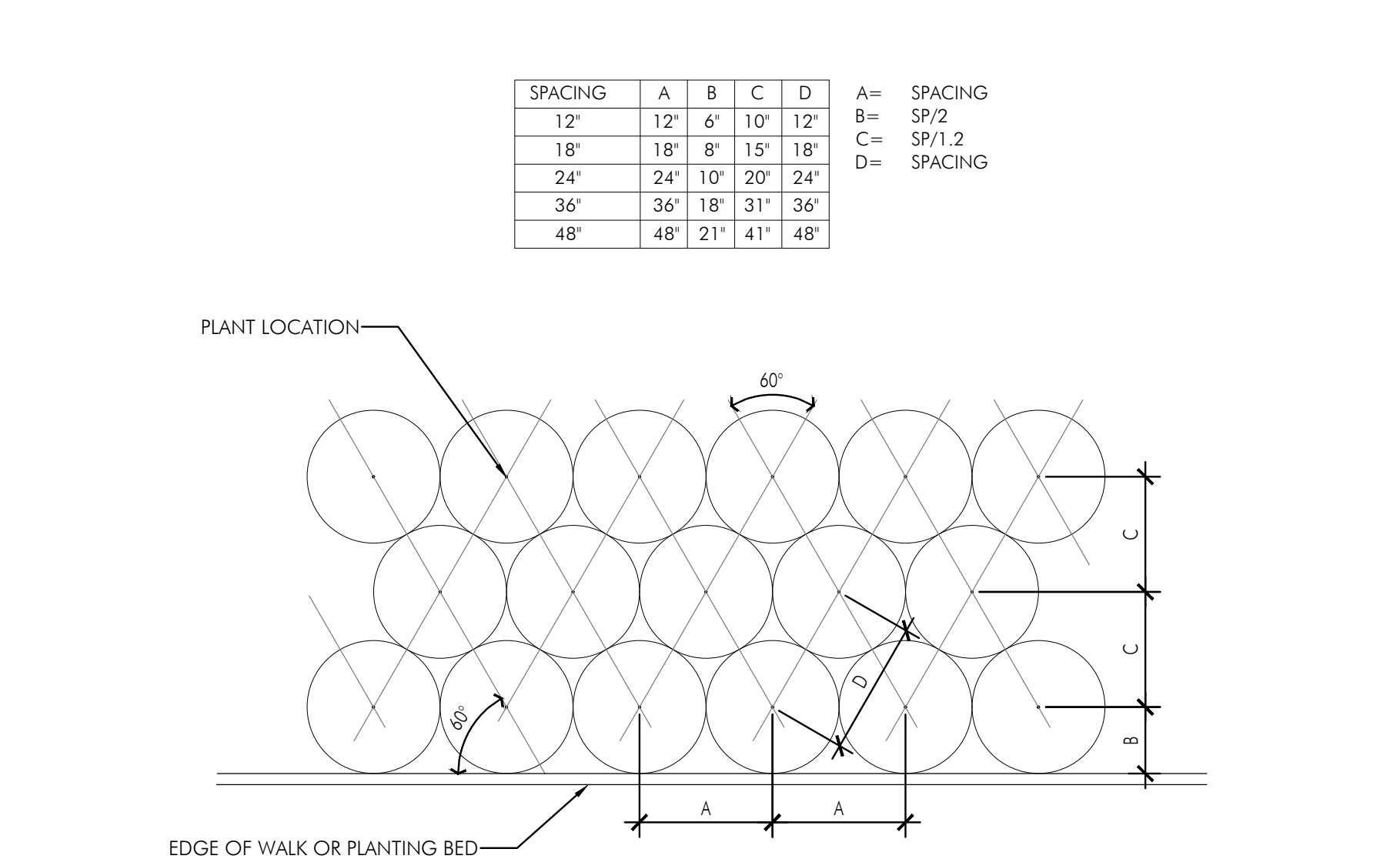
**2 Tree Planting**  
N.T.S.



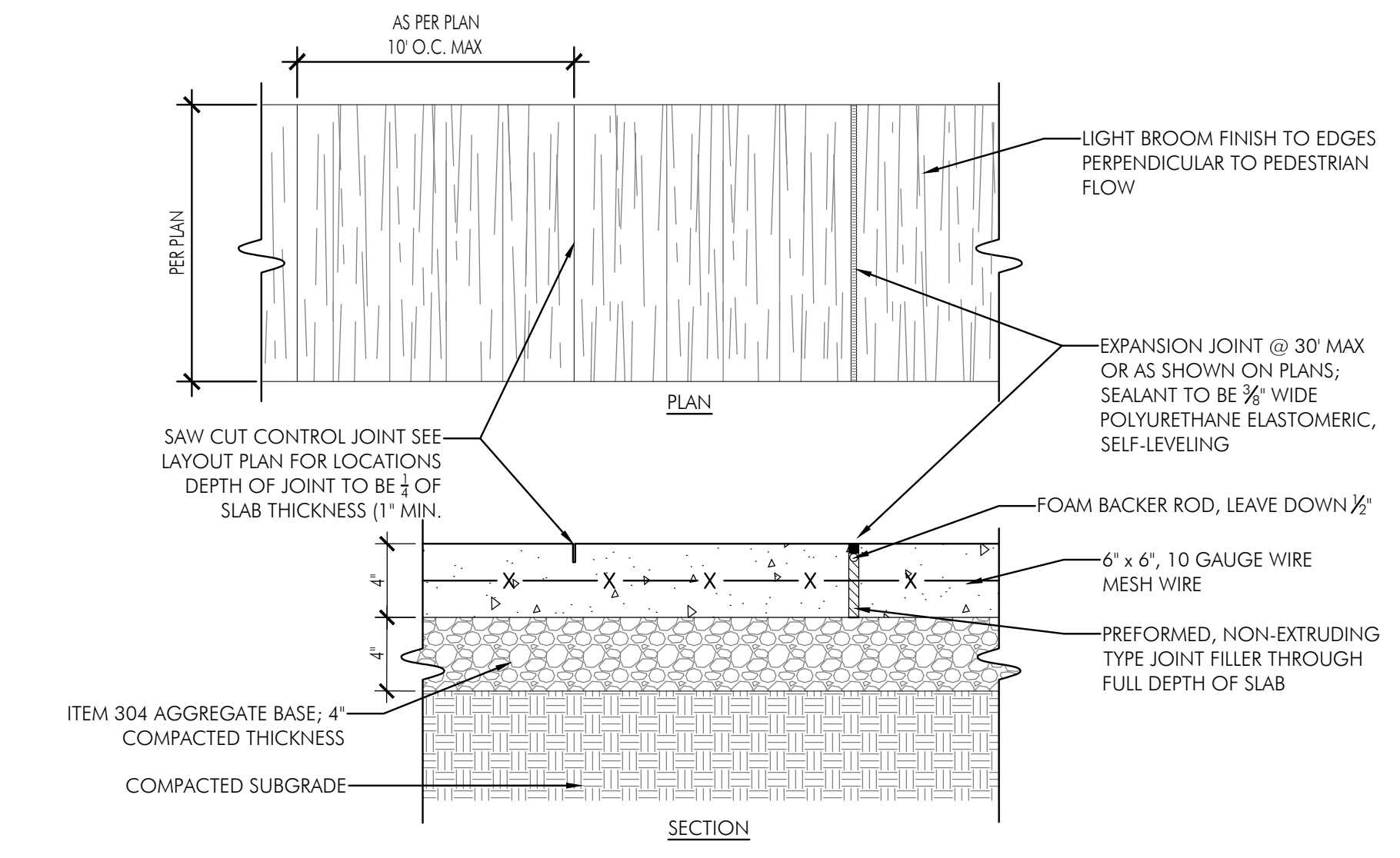
**3 Shrub Planting**  
N.T.S.



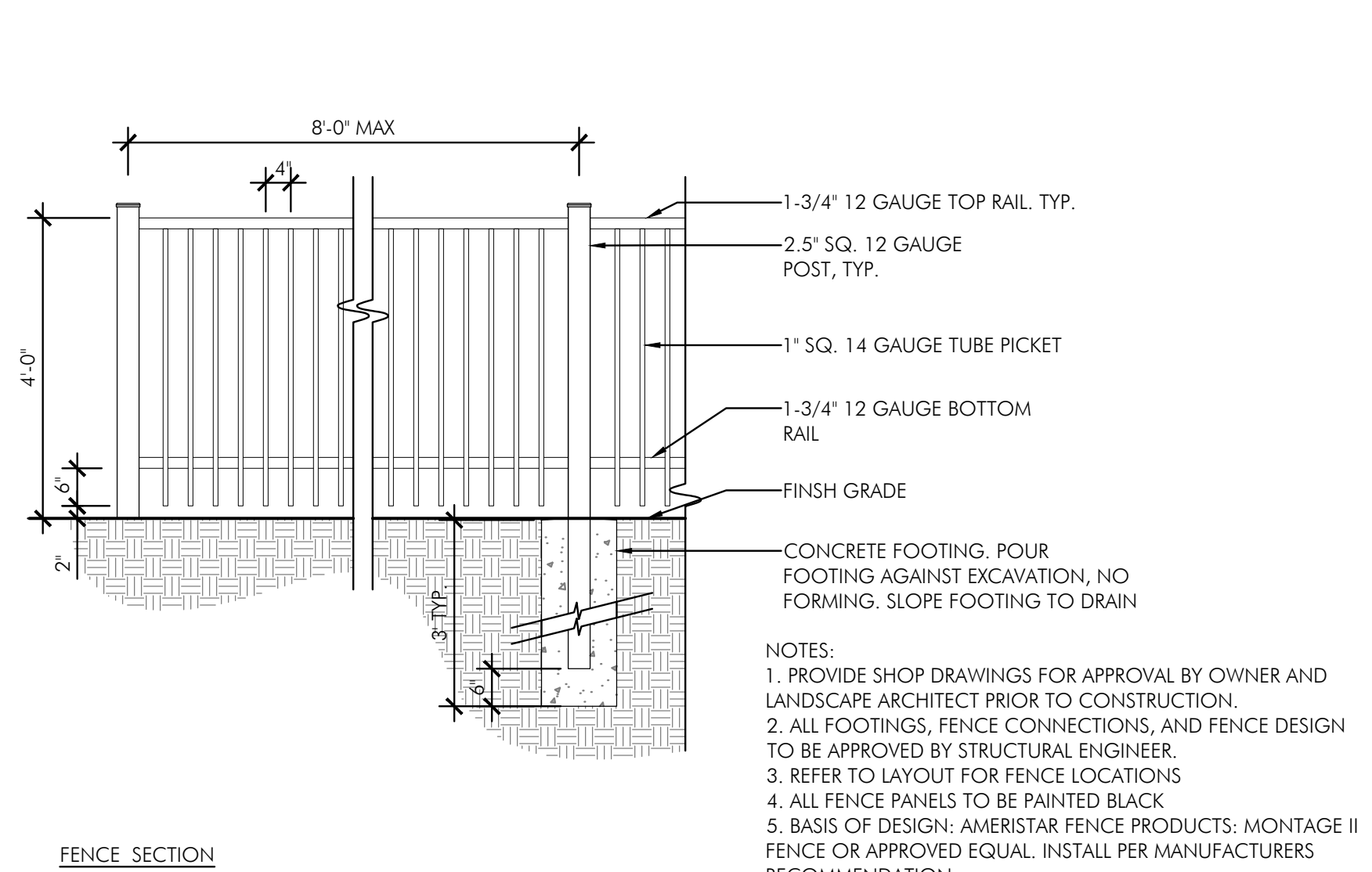
**4 Perennial Planting**  
N.T.S.



**5 Perennial Spacing**  
N.T.S.



**6 Standard Concrete Walk**  
1 1/2" = 1'-0"



**7 4' Ornamental Fence**  
1/2" = 1'-0"





**Ohio State Bank** South Elevation Landscape Section | 11.13.2018