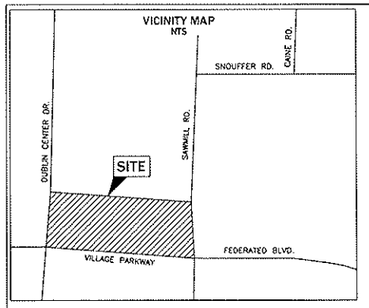
ALTA/ACSM LAND TITLE SURVEY

SITUATED IN THE CITY OF DUBLIN, FRANKLIN COUNTY, OHIO AND BEING A 3.262 ACRE TRACT AS CONVEYED TO DHC HOLDINGS CO. LLC AS RECORDED IN O.R. 200511300251464 AT THE FRANKLIN COUNTY RECORDER'S OFFICE.

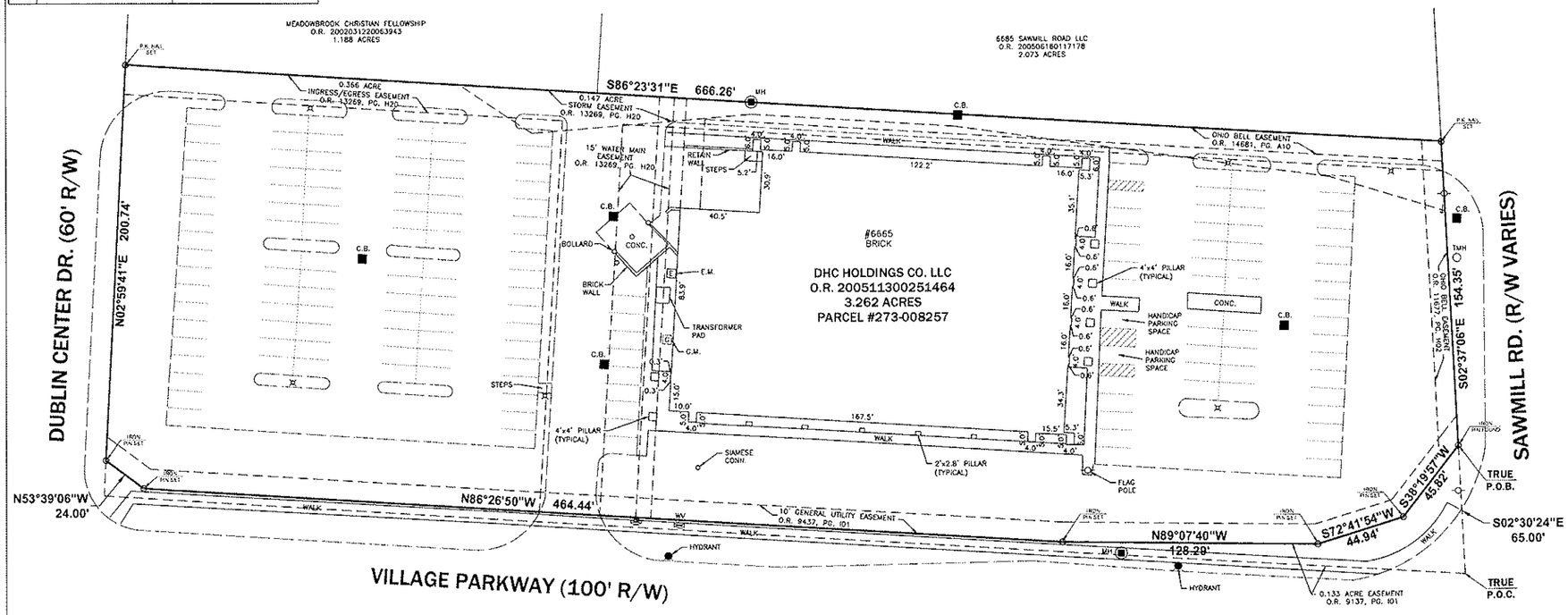
VICINITY MAP
NTS



TITLE COMMITMENT LEGAL

SITUATED IN THE CITY OF DUBLIN, FRANKLIN COUNTY, OHIO AND BEING A 3.262 ACRE TRACT AS CONVEYED TO DHC HOLDINGS CO. LLC AS RECORDED IN O.R. 200511300251464

SCHEDULE B - SECTION 2



0 40' 80'

LEGEND

- Catch Basin
- Iron Pin Set
- Iron Pin Found
- P.K. Nail Fnd.
- P.K. Nail Set
- Light Pole
- Sanitary Manhole
- Storm Manhole
- Fire Hydrant
- Power Pole
- Tick
- Pole Anchor
- Traffic Pole
- Phone Vault
- Gas Valve
- Water Meter
- Electric Meter
- Curb Inlet
- Clean Out
- Water Valve
- (D) Deed
- (M) Measure
- Post

NONPLOTTABLE EASEMENT:
RIGHT OF WAY AND EASEMENT TO COLUMBUS & SOUTHERN POWER O.R. 13766, PG. D08

PARKING SPACES:
162 = REGULAR
2 = HANDICAP

BASIS OF BEARINGS
THE NORTH LINE OF SAID 3.262 ACRE TRACT AS S 86° 23'31" E AND IS USED TO DENOTE ANGLES ONLY.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES **PNC BANK, NATIONAL ASSOCIATION** AS OF MARCH 1, 2011 THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND; THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE PROPERTY DESCRIPTION " CLOSES " BY ENGINEERING CALCULATION UNLESS OTHERWISE NOTED; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET BACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES) AFFECTING THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN THEREON; THAT ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN ADJACENT PUBLIC RIGHT OF WAY OR RECORDED EASEMENT; THAT THERE ARE NO ENCROACHMENTS UPON THE PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVMENT SITUATED UPON ANY ADJOINING PREMISES UNLESS OTHERWISE NOTED; AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF H.U.D. FLOOD INSURANCE BOUNDARY MAP OR SPECIAL FLOOD HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE " MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS " JOINTLY ESTABLISHED BY ALTA AND ACSM IN 2005 AND MEETS THE ACCURACY REQUIEMENTS, AS DEFINED THEREIN. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OHIO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DANIEL G. LOSONCY NO. 7712 DATE

ALTA/ACSM LAND TITLE SURVEY

FOR

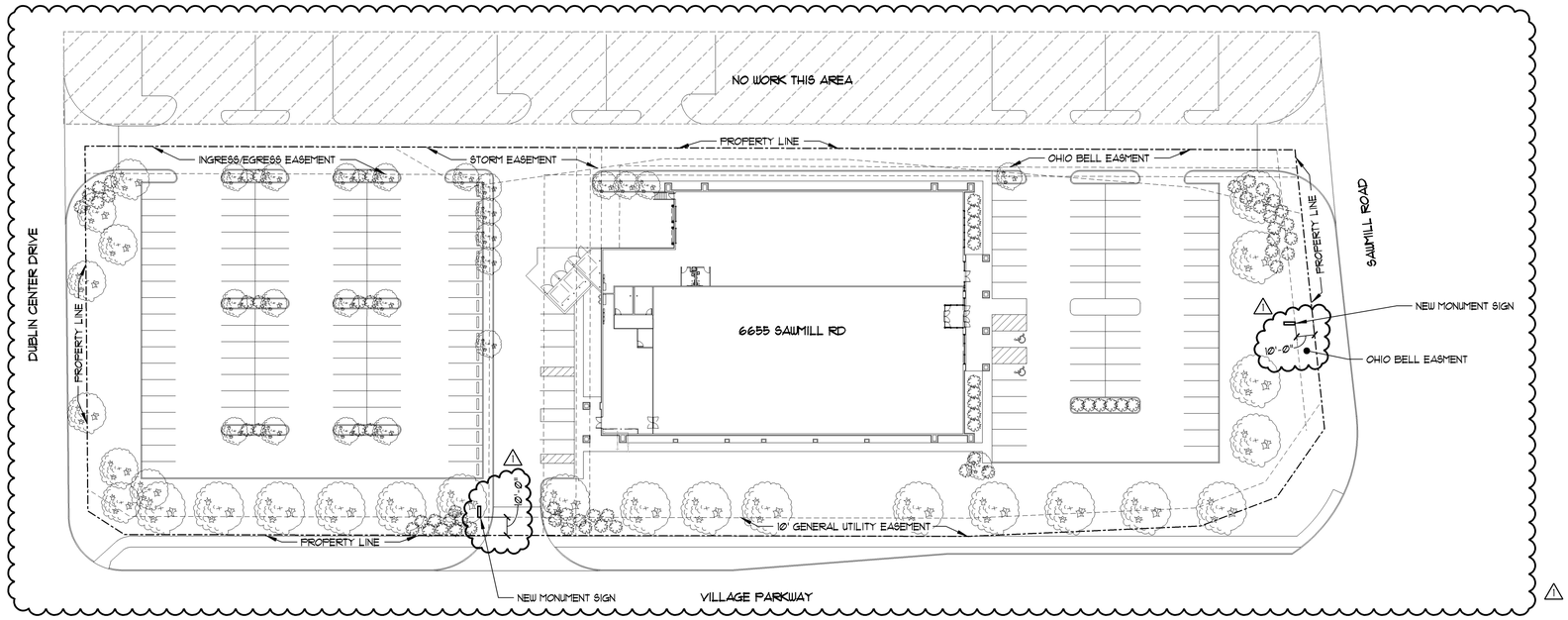
PNC BANK, NATIONAL ASSOCIATION

FRANKLIN, OHIO

ACKISON SURVEYING
8519 OLD FIELD BIRCH DR.
BLACKLICK, OHIO 43004
614-866-4600

DRAWN BY : KK	JOB #11012011
FIELD WORK BY: DL	
DATE: MARCH 1, 2011	
SCALE: 1" = 40'	SHEET 1 OF 1

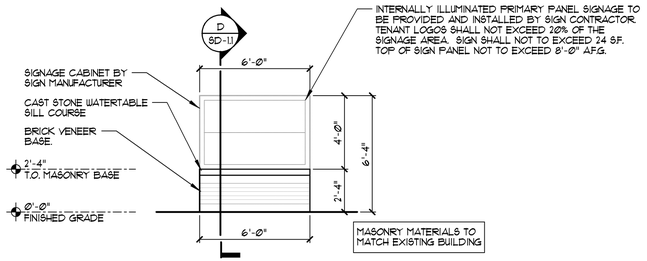
DATE	REVISION RECORD	DESCRIPTION
-	-	
-	-	



A SITE PLAN - 6655 SAWMILL RD

SCALE: 1" = 40'

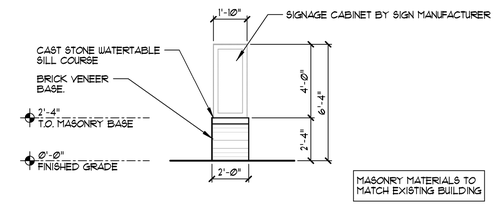
NOTE= EXISTING TREES AND LANDSCAPING TO REMAIN



B MONUMENT SIGN ELEVATION

SCALE: 1/4" = 1'-0"

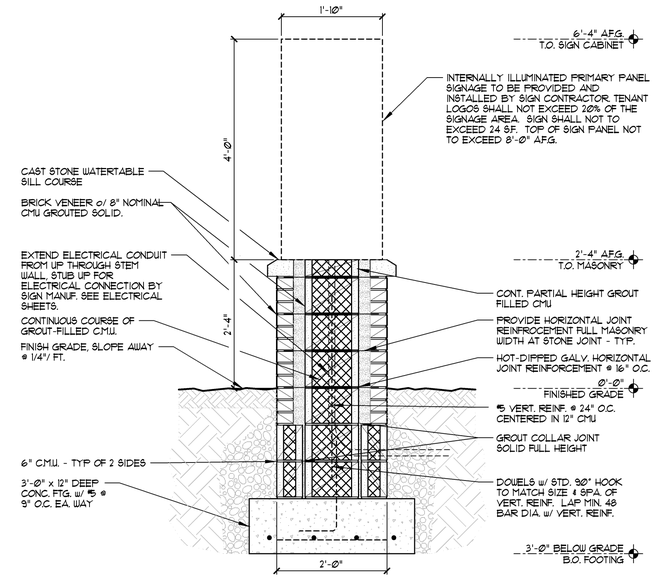
NOTE - ALL BUILDING EXTERIOR SIGNS REQUIRE SEPARATE SIGN PERMIT TO BE SUBMITTED BY BUILDING OWNER. (N.I.C.)



C MONUMENT SIGN SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NOTE - ALL BUILDING EXTERIOR SIGNS REQUIRE SEPARATE SIGN PERMIT TO BE SUBMITTED BY BUILDING OWNER. (N.I.C.)



D MONUMENT SIGN SECTION

SCALE: 3/4" = 1'-0"

NOTE - ALL BUILDING EXTERIOR SIGNS REQUIRE SEPARATE SIGN PERMIT TO BE SUBMITTED BY BUILDING OWNER. (N.I.C.)

FORD & ASSOCIATES

1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963

ARCHITECTS

PARTY CITY– Tenant Alterations

Sawmill Road Retail Building
6655 SAWMILL ROAD, DUBLIN, OHIO 43017

FOR

STAVROFF INTERESTS, LTD.
565 METRO PLACE SOUTH, SUITE 480, DUBLIN, OHIO 43017

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STATE OF OHIO
MARK P. FORD
9337
REGISTERED ARCHITECT

Mark P. Ford, License #9337
Expiration Date 12/31/2017

ISSUE	REVISION	DATE
PERMIT ISSUE		MAR. 30, 2016
REVISION	1	MAY 25, 2016

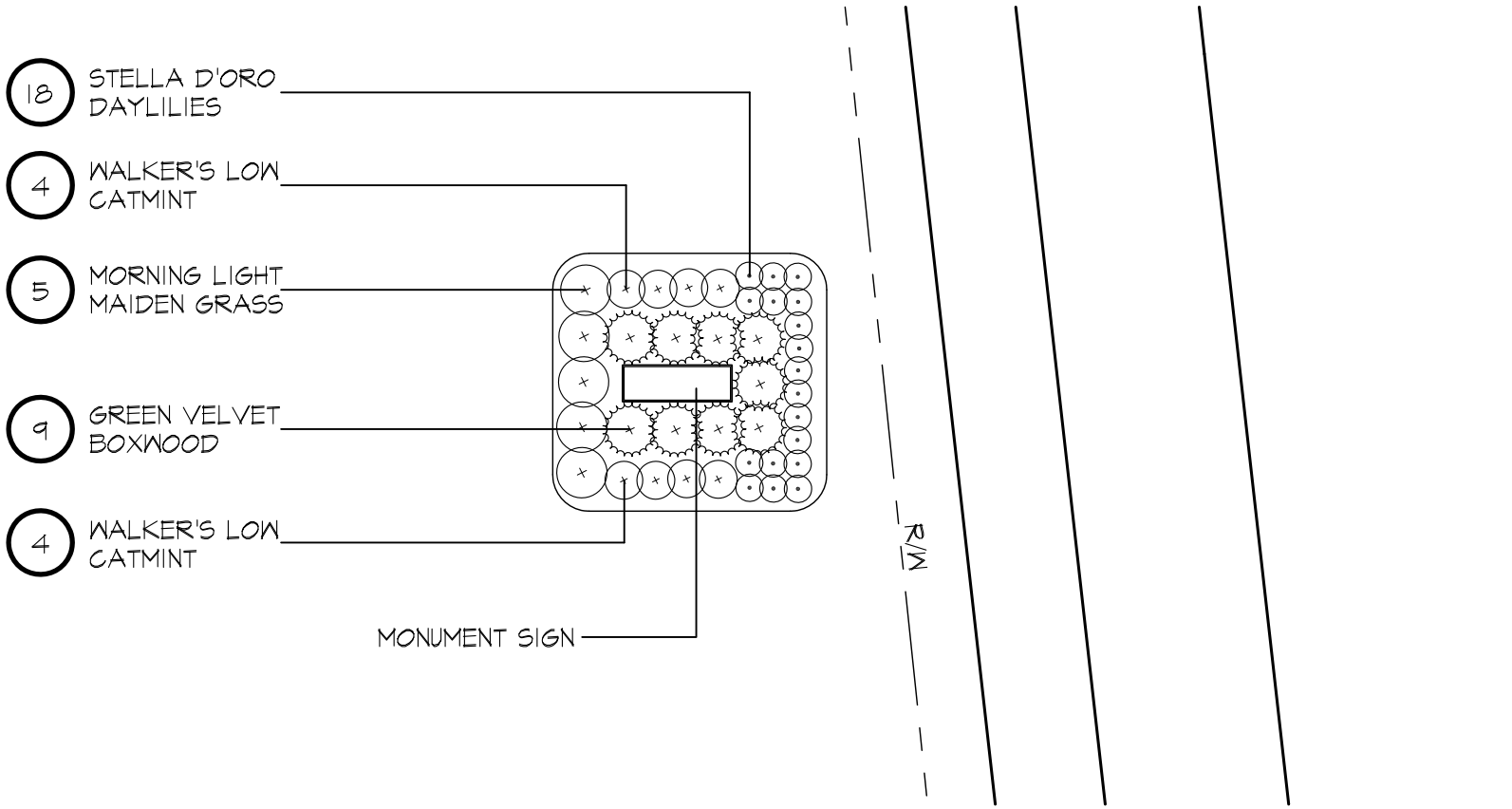
MONUMENT SIGN

FAA #15130.00

TENANT ALTERATIONS

SD-11

'PARTY CITY'
6655 SAWMILL RD



0' 5' 10' 20'

NORTH

MONUMENT SIGN PLANTING PLAN

PARTY CITY - TENANT ALTERATIONS

STAVROFF

Date May 31, 2016

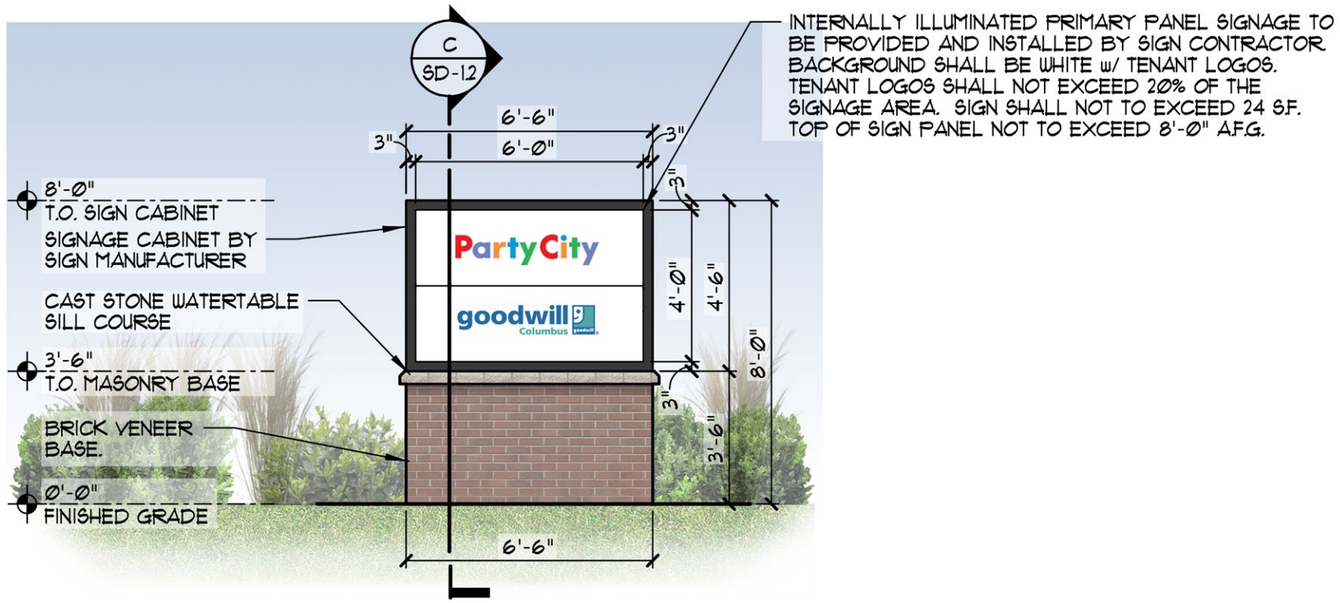
Job No.

EDGE
PLANNING + URBAN DESIGN | ARCHITECTURE + URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-485-6534

REVISIONS

MARK	DATE	DESCRIPTION

SHEET



A MONUMENT SIGN ELEVATION

SCALE: 1/4" = 1'-0"

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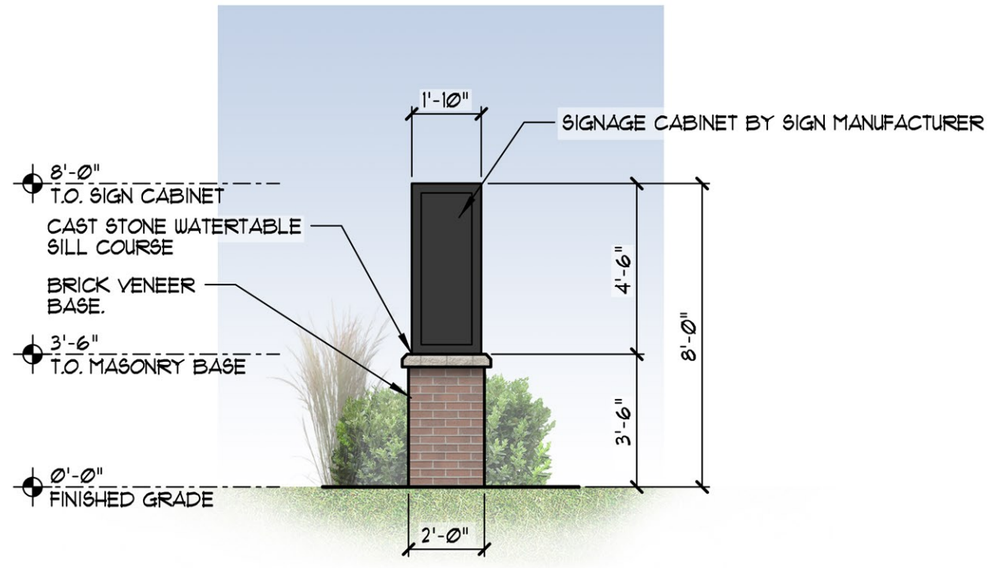

B MONUMENT SIGN SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NOTE - ALL BUILDING EXTERIOR SIGNS REQUIRE SEPARATE SIGN PERMIT TO BE SUBMITTED BY BUILDING OWNER. (N.I.C.)

Ford & Associates

ARCHITECTS

6655 Sawmill Road Retail

Dublin, Ohio 43017

June 14, 2016