



PLAZA PROPERTIES
Developers / Managers

FOR LEASE

Bigelow Development Land

W. Coshocton St. (SR 62) • Johnstown, Ohio • 43013

- Development Opportunity
- 5+ Acre Site
- Traffic Light Ingress/Egress
- Excellent Visibility with frontage on busy SR 62
- Outparcels Available
- Strong growth



Offered By

**LGR REALTY**
Commercial

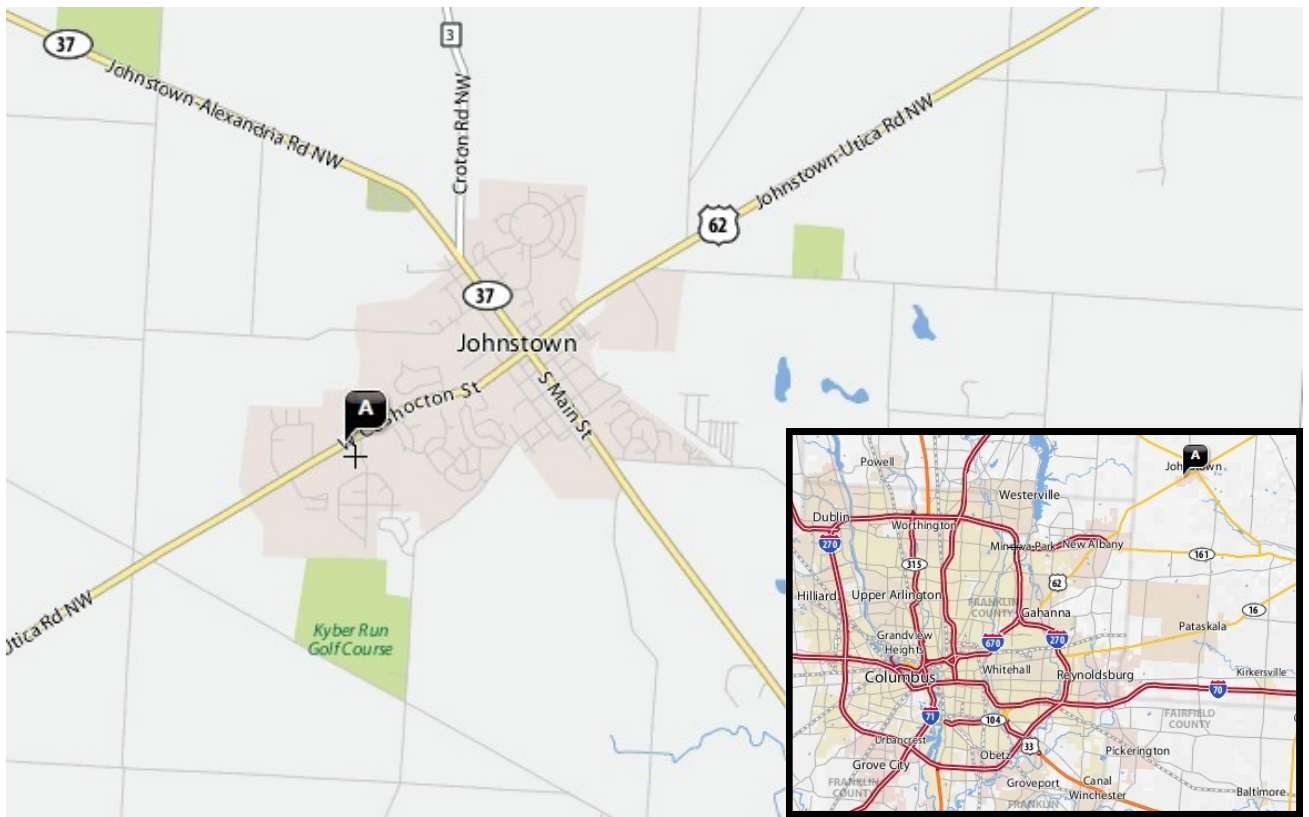
Josh Ruben
josh@lgrrealty.com

614.237.0781
ext. 140



Bigelow Development Land

Location	Located in Johnstown, Ohio on SR 62 8 miles from New Albany, Ohio	
Demographic Information *2017 Estimate	Population	1 mile radius – 4,305 3 mile radius – 8,022 5 mile radius – 12,756
	Households	1 mile radius – 1,747 3 mile radius – 3,147 5 mile radius – 4,876
	Average Household Income	1 mile radius - \$69,749 3 mile radius - \$76,625 5 mile radius - \$82,873
Traffic Counts	SR 62	17,460 vehicles on SR 62



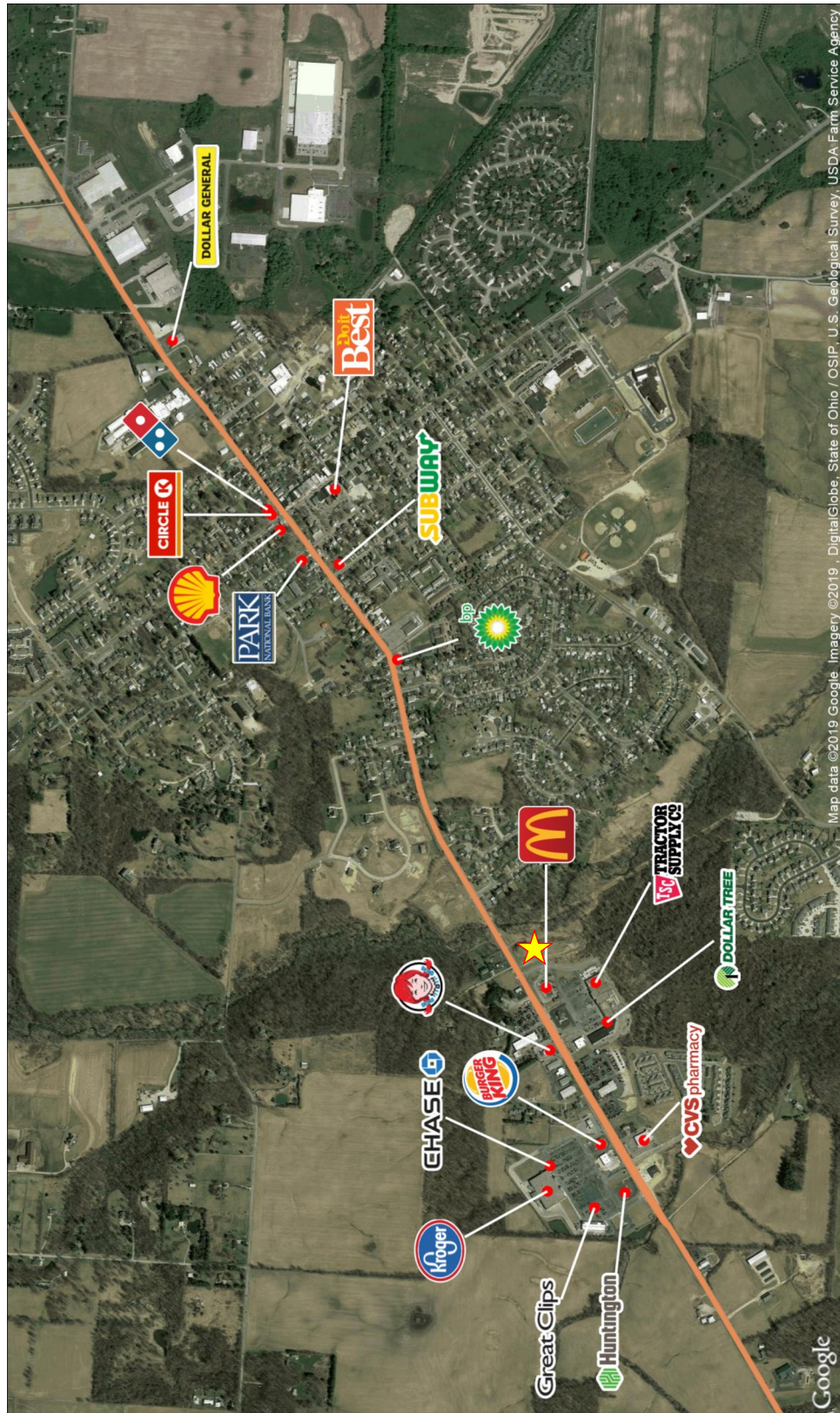
3016 Maryland Avenue
Columbus, Ohio 43209 - 1591

Phone: 614.237.0781

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Bigelow Development Land





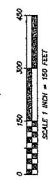
SURVEY OF 13.203 ACRES
 SITUATED IN AND BEING PART OF
 COMMISSIONERS' RANGE 15
 UNITS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
 VILLAGE OF JOHNSTOWN, LICKING COUNTY, OHIO

13.203 Acres Total
 0.754 Acres to be deeded as Right-of-Way
 to the Village of Johnstown
 12.449 Acres excluding Right-of-Way

- LEGEND**
- 3/4" Iron Pipe Fd/Set
 - ▲ RR Spike Fd/Set
 - PK Nail Fd/Set
 - FOGS Mon Box Fd
 - ⊙ 5/8" Rebar Fd/Set

I hereby certify that:
 The foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

George W. Schreitzer
 Ohio Professional Surveyor, No. 6739
 State of Ohio Registered Professional Surveyor
 No. 9-6736



Geo-Graphics Inc.
 Land Surveying & Civil Engineering
 1331 Lullington Avenue
 Columbus, Ohio 43227
 Phone: 614-231-2016 Fax: 614-231-2019

DATE	11-16-06
CHECKED	GWS
DRAWN	RWW
SCALE	1"=150'
PROJECT	0-08-00
SHEET	1 OF 1

SURVEYING NOTES:

BM1, is staked across at the south edge of the southeast corner of the U.S. 62 bridge over Raccoon Creek was assigned an elevation of 1068.48 feet as determined by a differential level loop run from the northeast corner of the subject property to the northeast corner of the square by the village library, which has an elevation of 1157.30 ft.

All linear dimensions shown are in feet and decimal parts thereof.

Record boundary dimensions, where different from measured field dimensions, are shown in parentheses.

References to record plats are in feet and decimal parts thereof.

Trees, shrubs, irrigation lines, and any other landscape improvements were NOT located.

The topographic field work was performed during March, 1998.

Add 1000 feet to all spot elevations.

A differential level circuit was run from U.S.G.S. benchmark, William Corners, elevation 1197.29 (NOV 1929) to the "canon" benchmark in the field. The correct elevation of the "canon" benchmark is 1197.70 (NOV 1929). This would indicate the correct elevation of the local BM1 established to be 1068.88. The record elevation of 1068.48 feet was used as the basis for the survey as the result produced is slightly more restrictive on the property than required. In subsequent revisions of this drawing the elevations will be corrected for the new datum determined.

The 100 year flood zone limits as field staked, are based upon the profile elevations detailed in the Federal Emergency Management Agency (FEMA) Flood Insurance Study Number 330234 0001 B (effective date May 17, 1982). The location of the 100-year flood zone is referenced in the field by 3/4" iron pipes driven next to steel witness posts.

Zone A3 / Zone C boundary as scaled from FEMA Flood Insurance Study Number 330234 0001 B (effective date May 17, 1982). The property shown herein lies within Zone C (areas determined to be outside 500-year flood zone). The depth of inundation between (1) and (2) feet; average depths of inundation are shown, but no flood hazard factors are determined.

Floodway as scaled from referenced Flood Boundary and Floodway Map.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo-Graphics".

Easement granted to Licking Rural Electrification Inc. of record in Deed Book 319, page 525 lies within the right of way of U.S. 62.

Blanket easement granted to Licking Rural Electrification Inc. of record in Deed Book 787, page 635 cannot be located based upon information provided. May or may not affect the subject property.

Easements granted to Columbus and Southern Ohio Electric Company of record in Deed Book 515, page 570 and Deed Book 508, page 905, does not lie within the bounds of the subject property.

Easements granted to The Ohio Fuel Gas Company appearing of record in Deed Book 515, page 570 and Deed Book 508, page 904; does not lie within the bounds of the subject property.

Fifteen foot easement granted to Donald E. Morris and Linda Lou Morris for ingress and egress appearing of record in Deed Book 508, page 905; does not lie within the bounds of the subject property.

Easement granted to William M. Wright appearing of record in Deed Book 508, page 867, page 422; does not lie within the bounds of the subject property.

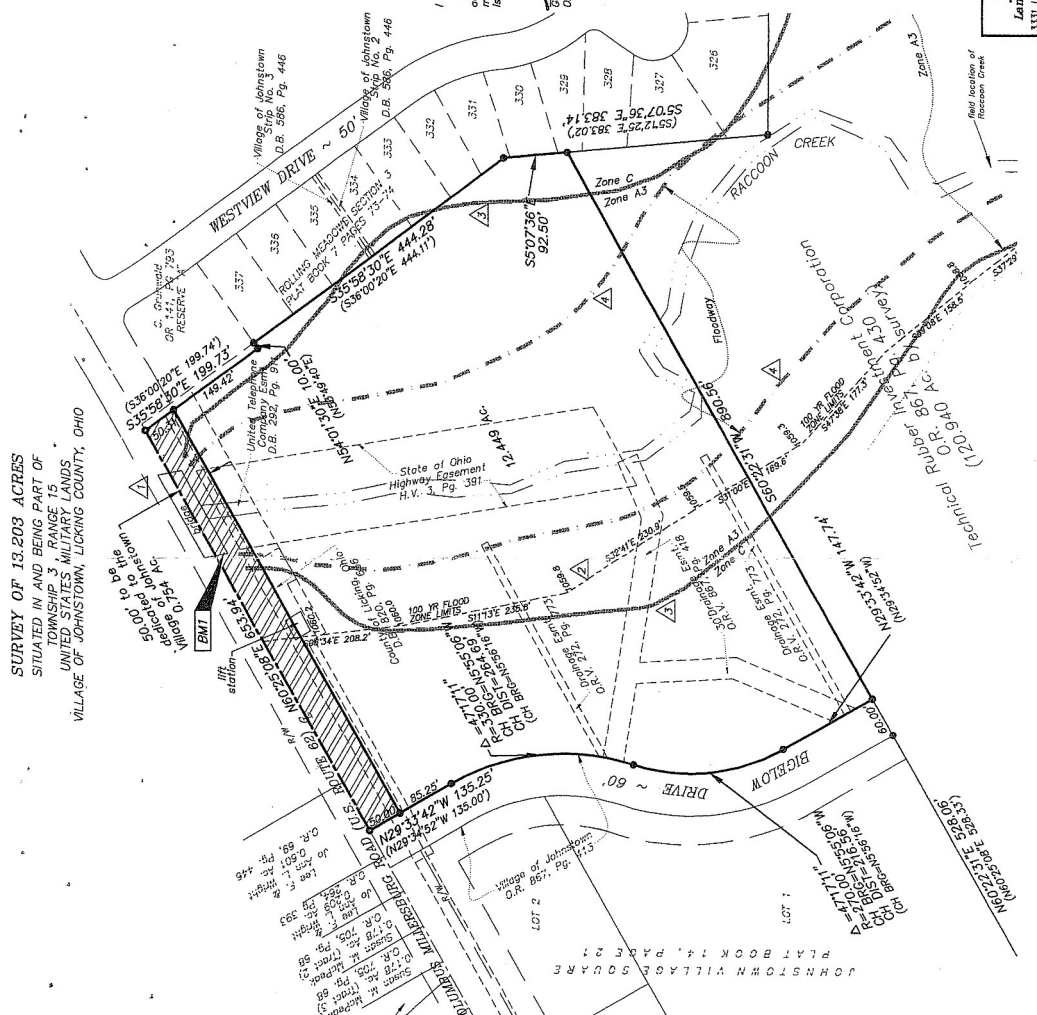
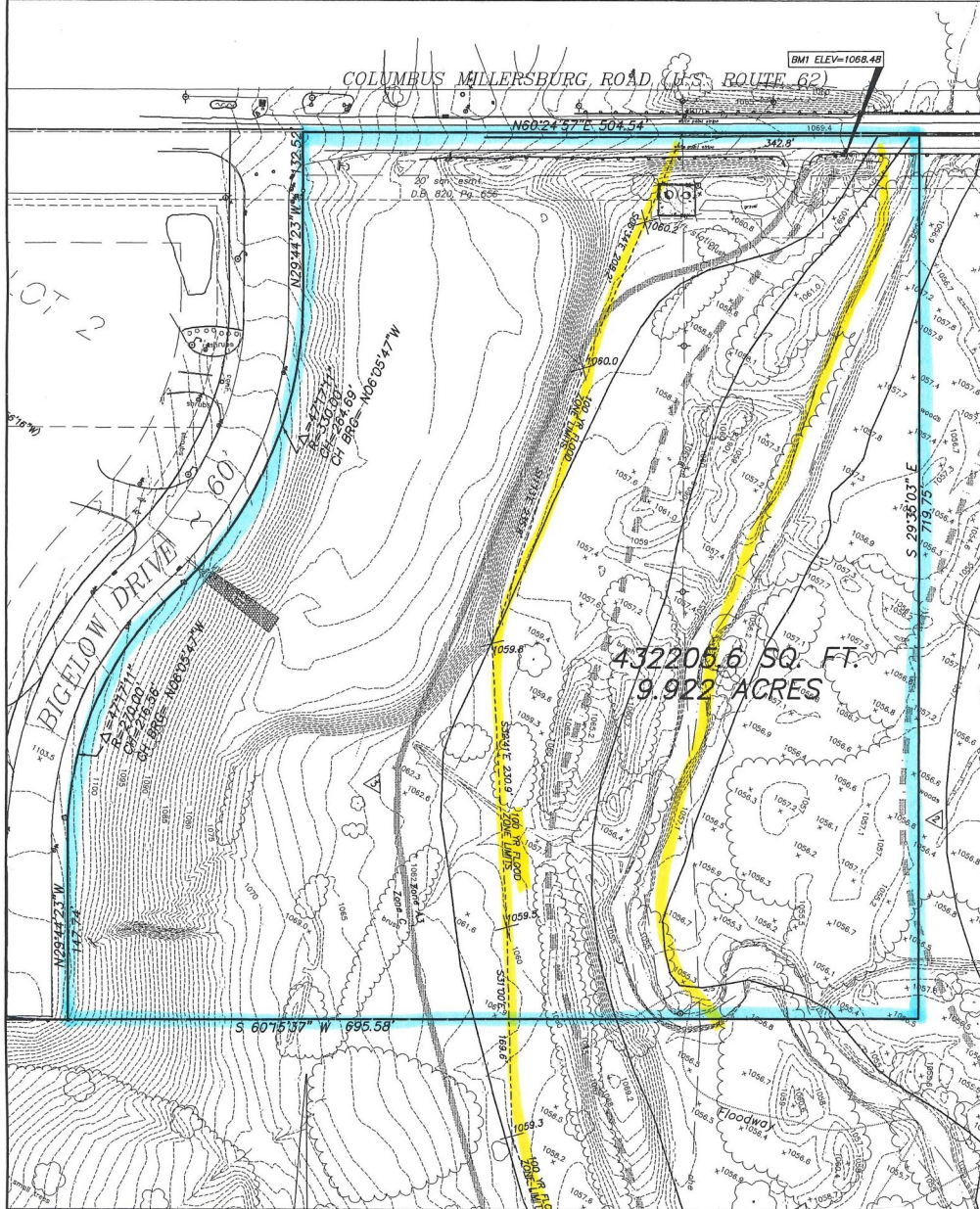


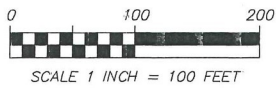


EXHIBIT "A"

SITUATED IN AND BEING PART OF
TOWNSHIP 3, RANGE 15
UNITED STATES MILITARY LANDS
VILLAGE OF JOHNSTOWN, LICKING COUNTY, OHIO



FILED IN THE OFFICE OF THE COUNTY ENGINEER, LICKING COUNTY, OHIO, ON 10/20/2016 AT 10:00 AM. BY: JAMES W. HARRIS, COUNTY ENGINEER.



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