

Madison Township

Pickaway County, Ohio

Application for Zoning District Amendment

To amend the text or map of the Madison Township Zoning Resolution, the applicant shall follow the provisions of Ohio Revised Code Section 519.12, as may be amended, and the Madison Township Zoning Resolution.

- Zoning District Change, or
- Zoning Text Amendment

Owner / Applicant Information (Owners or lessees of property):

Property Owner(s): See Attachment - Applicant: Northpoint Development

Address: 4805 Montgomery Road, Suite 310

City: Cincinnati State: OH Zip: 45212

Telephone: (828) 551-5532 email: mgaston@northpointkc.com

Applicant Information (primary contact if designated agent for owner or lessee):

Name: NorthPoint Development c/o Matt Gaston

Address: 4805 Montgomery Road, Suite 310

City: Cincinnati State: OH Zip: 45212

Telephone: (828) 551-5532 email: mgaston@northpointkc.com

Attach additional sheet for information for multiple owners and/or lessees

Subject property

F1600010001202, F1600010001203, F1600010001204,
F1600010001205, F1600010001201, F1600010001301,
F1600010001301

Pickaway County Auditor Tax Identification Number (parcel ID): _____

Parcel street address: 10560 Lockbourne Eastern Rd, 10576 Lockbourne Eastern Rd, 10704 Lockbourne Eastern Rd

10760 Lockbourne Eastern Rd, 0 Lockbourne Eastern Rd, 0 Duval Road

Area (acres) of subject property: 160.5

Required contents of Application, Section 6.03 of Zoning Resolution

Current Use and Zoning District: Residential/Agriculture - RR & Residential/Agriculture - RBD

Proposed Use and Zoning District: Warehousing - RBD

Describe the request (use separate sheet if necessary): See Attachment

- Attach legal description of record; survey drawing; or, subdivision plat
- Proposed amendment to the text of the Madison Township Zoning Resolution (if applicable) stating specific sections of the Resolution that are proposed for amendment(s), and attached as a separate exhibit.
- Map drawn to scale showing property lines, streets, existing and proposed zoning, and such other items as the Zoning Inspector may require.
- A list of property owners and their address as appearing on the Pickaway County Auditor current tax list, within 500 feet, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned. This requirement may be waived if more than 10 parcels are proposed to be rezoned.
- Statement as to how the proposed amendment will impact adjacent and proximate properties.
- Additional information as may be requested by the Zoning Inspector to determine conformance with, and provide enforcement of the Madison Township Zoning Resolution.
- Fee paid and application filed with Madison Township Zoning Commission _____

Date


Applicant signature

3-7-22
Date

Applicant certifies that all information contained herein is true and accurate

PROPERTY OWNERS:

Property ID: F1600010001300
Owner: Barbara Crites
Address: 4959 Duval Road
Ashville, OH 43103

Property ID: F1600010001301
Owner: Jeremy & Lana Tackett
Address: 13204 Walker Road
Ashville, OH 43103

Property ID: F1600010001201
Owner: Helen R Lester
Address: 10760 Lockbourne Eastern Road
Ashville, OH 43103

Property ID: F1600010001205
Owner: Bahij Abdellah & Natalie M Dennison
Address: 10704 Lockbourne Eastern Road
Ashville, OH 43103

Property ID: F1600010001204
Owner: Erwin G Scott
Address: 10650 Lockbourne Eastern Road
Ashville, OH 43103

Property ID: F1600010001203
Owner: Jeffrey L & Mary S Davis
Address: 10576 Lockbourne Eastern Road
Ashville, OH 43103

Property ID: F1600010001202
Owner: Trent L & Melissa Y Carr
Address: 10560 Lockbourne Eastern Road
Ashville, OH 43103

DESCRIPTION OF REQUEST:

The applicant is requesting rezoning of the properties identified in the attached zoning plan that are currently zoning Rural Residential – RR to be rezoned Rickenbacker Business District (RBD) to accommodate the development shown on the attached zoning plan which consists of warehouse buildings and associated parking, maneuvering and stormwater detention. The request is due to the current zoning which does not include the proposed development as a permitted or conditional use. The proposed improvements are consistent with the development within the vicinity of the site and the RBD zoning requirements.

Impacts to adjacent properties will be minimized by the screening proposed through both tree planting and mounding. Additional traffic will be accommodated through roadway improvements along Duval Road which will reconstruct the road to be adequate for the increase in usage. Additionally the development is consistent with similar developments located just north of the proposed development and northwest of the proposed development across Lockbourne Eastern Road as well as multiple other warehouse developments located around Rickenbacker Airport.

#	PID	PARCEL ADDRESS					
		OWNER NAME	STREET #	STREET NAME	CITY	STATE	ZIP CODE
1	D1200020017400	BARBARA CRITES	0	DUVALL ROAD	ASHVILLE	OH	43103
2	D1200030026014	TAMMY WEST	3988	DUVALL ROAD	ASHVILLE	OH	43103
3	D1200030026021	MK CAPITAL LLC	0	DUVALL ROAD	ASHVILLE	OH	43103
4	D1200030026012	RONALD & JOLENA GOODLING	10975	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
5	D1200030026010	RANDY & PATRICIA CORDELL	10957	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
6	D1200030026008	SHAWN POLING	10939	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
7	D1200030026007	DANNY & TERESA BAILEY	10925	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
8	D1200030026018	DANNY & TERESA BAILEY	0	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
9	D1200030026005	RONALD & DORA GOODLING	10901	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
10	D1200030026004	JOHN & NANCY SMITH	10877	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
11	D1200030026003	KEANE ARBOGAST	10855	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
12	D1200030026002	DANIEL & DAWN CRAMER	10829	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
13	D1200030026020	DANIEL & DAWN CRAMER	0	DUVALL ROAD	ASHVILLE	OH	43103
14	D1200030026001	MK CAPITAL LLC	10805	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
15	D1200030026000	RACHEL BEATTY	0	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
16	D1200030025905	RACHEL BEATTY	10755	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
17	D1200030025904	BRANDI NEWLAND	10719	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
18	D1200030025903	MICHAEL & CHRISTINA BACK	10695	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
19	D1200030025902	RONALD & DEANA BELL	10621	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
20	D1200030025900	FRANK MILES	10591	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
21	D1200030025900	CHARELS & MARGARET EGBERT	10555	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
22	D1200030025800	KUHLWEIN PROPERTIES LLC	10505	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
23	F1600010001501	W-CTR RICKENBACKER LAND HOLDINGS VIII, LLC		LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
24	F1600010001500	ASHVILLE COUNTRY ESTATES	0	DUVALL ROAD	ASHVILLE	OH	43103
25	F1600010001400	ASHVILLE COUNTRY ESTATES	4800	DUVALL ROAD	ASHVILLE	OH	43103
26	F1600010006700	BARBARA CRITES	0	DUVALL ROAD	ASHVILLE	OH	43103
27	F1600010006800	BARBARA CRITES	0	DUVALL ROAD	ASHVILLE	OH	43103

#	PID	MAILING ADDRESS					
		MAILING NAME	STREET #	STREET NAME	CITY	STATE	ZIP CODE
1	D1200020017400	BARBARA CRITES	4959	DUVALL ROAD	ASHVILLE	OH	43103
2	D1200030026014	TAMMY WEST	3988	DUVALL ROAD	ASHVILLE	OH	43103
3	D1200030026021	NORMA STOUT	94	LONGLEAF CT	PICKERINGTON	OH	43147
4	D1200030026012	RONALD & JOLENA GOODLING	10975	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
5	D1200030026010	RANDY & PATRICIA CORDELL	10957	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
6	D1200030026008	SHAWN POLING	10939	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
7	D1200030026007	DANNY & TERESA BAILEY	10925	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
8	D1200030026018	DANNY & TERESA BAILEY	10925	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
9	D1200030026005	RONALD & DORA GOODLING	10901	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
10	D1200030026004	JOHN & NANCY SMITH	10877	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
11	D1200030026003	KEAN ARBOGAST	10855	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
12	D1200030026002	DANIEL & DAWN CRAMER	10829	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
13	D1200030026020	DANIEL & DAWN CRAMER	10829	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
14	D1200030026001	DONALD DAVIS	10805	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
15	D1200030026000	RACHEL BEATTY	10755	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
16	D1200030025905	RACHEL BEATTY	10755	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
17	D1200030025904	BRANDI NEWLAND	3464	PARK ST	GROVE CITY	OH	43123
18	D1200030025903	MICHAEL & CHRISTINA BACK	10677	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
19	D1200030025902	RONALD & DEANA BELL	10621	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
20	D1200030025900	FRANK MILES	10591	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
21	D1200030025900	CHARLES & MARGARET EGBERT	10555	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
22	D1200030025800	KUHLWEIN PROPERTIES LLC	6915	PERRILL ROAD	ASHVILLE	OH	43103
23	F1600010001501	W CTR RICKENBACKER	900	NORTH MICHIGAN AVE, STE 1900	CHICAGO	IL	60611
24	F1600010001500	ASHVILLE COUNTRY ESTATES LLC	17602	17TH ST STE 102 #289	TUSTIN	CA	92780-7915
25	F1600010001400	ASHVILLE COUNTRY ESTATES LLC	17602	17TH ST STE 102 #289	TUSTIN	CA	92780-7915
26	F1600010006700	BARBARA CRITES	4959	DUVALL ROAD	ASHVILLE	OH	43103
27	F1600010006800	BARBARA CRITES	4959	DUVALL ROAD	ASHVILLE	OH	43103

LEGAL DESCRIPTION

Auditor's Parcel No. F16-0-001-00-012-05

Being situated in the State of Ohio, County of Pickaway, Township of Madison, and being a part of Section 19, Township 10, Range 21 bounded and described as follows:

Being a part of an 80.35 acre tract described by deed recorded in Official Record 116, Page 273 in the Pickaway County Recorder's Office.

Beginning at a point in the centerline of Lockbourne Eastern Road being the west line of said tract and in the west line of Section 19, said point bears South 05°00'00" East 906.82 feet from the northwest corner of the southwest quarter of said section; thence with a new line the following call: North 87°59'56" East 2605.38 feet (passing an iron pin set at 35.05 feet) to an iron pin set in the east line or said tract being the east line of said quarter section; thence with said tract and quarter section line South 04°55'24" East 325.67 feet (passing an iron pin set at 325.07 feet) to a point at the southeast corner of said tract; thence with the south line of said tract South 85°16'15" West 2310.39 feet to a point at the southeast corner of a 1.00 acre tract (see Official Record 038, Page 028); thence with two lines of said 1.00 acre tract North 04°57'12" West 149.92 feet to an iron pin found; thence South 85°13'19" West 290.54 feet (passing an iron pin found at 265.54 feet) to a point in the centerline of said road being the west line of said tract and section; thence with said road, tract and section line North 05°00'00" West 300.00 feet to the place of beginning. Containing 22.155 acres, more or less.

Auditor's Parcel No. F16-0-001-00-012-04

Real property situated in the State of Ohio, County of Pickaway, and in the Township of Madison, and being part of Section 19, Township 10, Range 21, bounded and described as follows:

Being a part of a 80.35 acre tract described by deed recorded in Official Record 116, Page 273 in the Pickaway County Recorder's Office; beginning at a point in the centerline of Lockbourne Eastern Road being the west line of said tract and in the west line of Section 19, said point bears South 06°00'00" East 606.82 feet from the northwest corner of the southwest quarter of said section; thence with a new line the following call: North 84°52'49" East 2602.41 feet (passing an iron pin set at 35 feet) to an iron pin set in the east line of said tract also being the east line of said quarter section; thence with said tract and quarter section line South 84°55'24" East 441.71 feet to an iron pin set; thence with a new line the following call: South 87°59'56" West 2605.38 feet (passing an iron pin set at 2670.33 feet) to a point in the centerline of said road being the west line of said tract and section; thence with said road, tract, and section line North 05°00'00" West 300 feet to the place of beginning. Containing 22.155 acres, more or less.

Auditor's Parcel No. F16-0-001-00-012-01:

Situated in the Township of Madison, County of Pickaway, and State of Ohio:

Being a part of the Southwest Quarter of Section 19, Township 10, Range 21 bounded and described as follows:

Beginning at a point in the centerline of Lockbourne Road which previous description is South 4°46' West 1,205.64 feet from the Northwest corner of the Southwest quarter of said Section 19; thence South 85°00' East 290.45 feet (passing an iron pin set at 25.00 feet) to an iron pin set; thence South 4°46' West 150.00 feet to a point; thence North 85°00' West 280.45 feet (passing an iron pin set at 0.45 feet and at 265.45 feet) to a point in the centerline of the road North 4°46' East 150.00 feet to the place of beginning. Containing 1.00 acre, more or less.

Auditor's Parcel No. F16-0-001-00-012-00

Situated in the State of Ohio, County of Pickaway, and in the Township of Madison, and being a part of Section 19, Township 10, Range 21, bounded and described as follows:

Beginning at a point in the centerline of Lockbourne Eastern Road being the West line of said tract and in the West line of Section 19, said point bears South 05°00'00" East 306.82 feet from the Northwest corner of the Southwest quarter of said section; thence with three new lines the following calls:

North 84°52'49" East 436.60 feet (passing an iron pin set at 35.00 feet) to an iron pin set;

Thence South 05°00'00" East 300.00 feet to an iron pin set;

Thence South 84°52'49" West 435.60 feet (passing an iron pin set at 400.60 feet) to a point in the centerline of said road being the West line of said tract and section;

Thence with said road, tract and section line North 05°00'00" West 300.00 feet to the place of beginning. Containing 3.000 acres, more or less.

Auditor's Parcel No. F16-0-001-00-012-02

Situated in the Township of Madison, County of Pickaway, State of Ohio and being a part of Section 19, Township 10, Range 21 bounded and described as follows:

Beginning at a point in the northwest corner of said tract being in the centerline of Lockbourne Eastern Road and at the northwest corner of the southwest quarter of said section; thence with the north line of said tract and the north line of said quarter section North 84°52'49" East 2803.22 feet (passing an iron pin set at 35.00 feet) to an iron pin set at the northeast corner of said tract, also being the center of said section; thence with the east line of said tract and the east line of said quarter section South 04°55'24" East 806.82 feet to an iron pin set; thence with three new lines the following calls South 84°52'49" West 2166.81 feet to an iron pin set; thence North 05°00'00" West 300.00 feet to an iron pin set; thence South 84°52'49" West 435.60 feet (passing an iron pin set at 400.60 feet) to a point in the centerline of said road being the west line of said tract and in the west line of said section; thence with said road, tract, and section line North 05°00'00" West 306.82 feet to the place of beginning. Containing 33.259 acres more or less.

Situated in the State of Ohio, County of Pickaway, Township of Madison, Section 19, Township 10, Range 21, being part of a 81.79 acre tract 7 as conveyed to Barbara Crites in Official Records 686, Page 673, Parcel Number F16-0-001-00-013-00, hereon referred to as Grantor, (all records herein are from the Recorder's Office, Pickaway County, Ohio) and being more particularly described as follows:

Beginning at a found railroad spike at the Southwest corner of Section 19 being at the intersection of the centerline of Lockbourne Eastern Road (T-31) 40' RW and the centerline of Duval Road (T-20) 40' RW;

Thence with the centerline of Lockbourne Eastern Road and the West line of Section 19 North 03°34'07" East a distance of 632.90 feet to a set mag nail being the true place of beginning;

Thence continuing with said common line North 03°34'07" East a distance of 738.21 feet to a set mag nail at the Southwest corner of a 1.00 acre tract as conveyed to Helen R. Lester in Official Record 36, Page 26;

Thence with the south line of said 1.00 acre tract and the South line of a 22.155 acre tract as conveyed to Van S. & Lori M. Burroughs in Official Record 154, Page 384 South 86°09'28" East passing a set 5/8" rebar with cap at 25.00 feet a total distance of 1168.11 feet to a set 5/8" rebar with cap;

Thence leaving said South line and going with a new line through said 81.79 acre tract South 03°34'58" West a distance of 738.21 feet to a set 5/8" rebar with cap;

Thence with another new line through said tract North 86°09'28" West passing a set 5/8" rebar with cap at 1142.93 feet a total distance of 1167.90 feet to the true place of beginning and containing 19.794 acres.

This description was prepared by Ackison Surveying, LLC (614-766-4000) under the direct supervision of John J. Rutter, Jr., Registered Surveyor No. 7958 from an actual field survey of the premises in August of 2015. Basis of Bearings is the centerline of Lockbourne Eastern Road North 03°34'07" East as determined through GPS observations utilizing O.D.T.O. VRS network (NAD81) and should be used to denote angles only. All iron pins set are 5/8" x 30" rebar with a yellow plastic cap reading "Ackison Surveying."

**FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO: 1002-341917-RTT
COMMITMENT DATE: AUGUST 5, 2021 AT 7:00 AM
SCHEDULE B, PART II
EXCEPTIONS**

1. - 2. ITEMS ARE NOT SURVEY RELATED.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.

4. - 13. ITEMS ARE NOT SURVEY RELATED.

14. Easement and associated rights in favor of Eamhart Hill Regional Water & Sewer District, as set forth in Right of Way Easement dated February 23, 2001 and recorded April 2, 2001 in Official Record Book 203, Page 489, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

15. Right of way and associated rights in favor of South Central Power Company, an Ohio corporation, as set forth in Right of Way Easement dated November 15, 2001 and recorded February 21, 2002 in Official Record Book 271, Page 428, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

16. Easement and right of way for public road maintenance, and operation construction, reconstruction, removal, maintenance, and operation of roads, curbs, sidewalks, water mains, storm and sanitary sewers, culverts, street lights, traffic control devices, and all appurtenances, in favor of the Board of Commissioners of Pickaway County, Ohio, as set forth in Easement for Highway and Utility Purposes dated July 19, 1989 and recorded July 21, 1989 in Official Record Book 140, Page 363, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN SUBJECT PROPERTY AS SHOWN.

17. Matters as set forth in General Warranty Deed dated July 19, 1989 and recorded July 21, 1989 in Official Record Book 140, Page 367, Pickaway County, Ohio Records, including but not limited to easements, restrictions, reservations, and easement for the installation and maintenance of a perimeter drain outlet collector file as set forth therein. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

18. Matters as set forth in Bill of Sale dated July 10, 1936 and recorded August 24, 1937 in Deed Book 123, Page 267, Pickaway County, Ohio Records. ITEM LOCATION CANNOT BE DETERMINED BASED ON AVAILABLE DOCUMENTS.

19. Right of way and associated rights in favor of Consolidated Gas Supply Corporation, as set forth in instrument dated September 9, 1967 and recorded September 23, 1967 in Deed Book 197, Page 463, Pickaway County, Ohio Records.

A) Assignment of Pipeline Rights of Way from Consolidated Gas Supply Corporation (Assignor) and Consolidated Gas Transmission Corporation (Assignee), recorded in Deed Book 286, Page 304, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.

20. - 28. ITEMS ARE NOT SURVEY RELATED.

**FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO: 1002-341920-RTT
COMMITMENT DATE: AUGUST 5, 2021 AT 7:59 AM
SCHEDULE B, PART II
EXCEPTIONS**

1. - 2. ITEMS ARE NOT SURVEY RELATED.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.

4. - 14. ITEMS ARE NOT SURVEY RELATED.

15. Right of way and associated rights in favor of South Central Power Company, an Ohio corporation, as set forth in Right of Way Easement dated February 9, 2000 and recorded February 15, 2000 in Official Record Book 163, Page 263, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN SUBJECT PROPERTY AS SHOWN.

16. Easement and right of way in favor of Eamhart Hill Regional Water & Sewer District, as set forth in Right of Way Easement dated April 21, 2002 and recorded May 6, 2003 in Official Record Book 521, Page 279, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN SUBJECT PROPERTY AS SHOWN.

17. ITEM IS NOT SURVEY RELATED.

18. Matters as set forth in Bill of Sale recorded August 24, 1937 in Deed Book 123, Page 267, Pickaway County, Ohio Records. LOCATION OF ITEM CANNOT BE DETERMINED BASED ON AVAILABLE DOCUMENTS.

19. Right of way and associated rights in favor of Consolidated Gas Supply Corporation, as set forth in instrument dated September 9, 1967 and recorded September 23, 1967 in Deed Book 197, Page 463, Pickaway County, Ohio Records.

A) Assignment of Pipeline Rights of Way from Consolidated Gas Supply Corporation (Assignor) and Consolidated Gas Transmission Corporation (Assignee), recorded in Deed Book 286, Page 304, Pickaway County, Ohio Records. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

20. - 26. ITEMS ARE NOT SURVEY RELATED.

**FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO: 1002-341915-RTT
COMMITMENT DATE: AUGUST 5, 2021 AT 7:00 AM
SCHEDULE B, PART II
EXCEPTIONS**

1. - 2. ITEMS ARE NOT SURVEY RELATED.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records. [This item will be removed at the time of issuance of the final policy upon the Company's receipt of (a.) a satisfactory Survey, but the Company reserves the right to take exception to any specific items as disclosed by such Survey; and (b.) payment of the requisite premium, if applicable]

4. - 14. ITEMS ARE NOT SURVEY RELATED.

15. Matters as set forth in Bill of Sale dated July 10, 1936 and recorded August 24, 1937 in Deed Book 123, Page 267, Pickaway County, Ohio Records. LOCATION OF ITEM CANNOT BE DETERMINED BASED ON AVAILABLE DOCUMENTS.

16. Right of way and associated rights in favor of Consolidated Gas Supply Corporation, as set forth in instrument dated September 9, 1967 and recorded September 23, 1967 in Deed Book 197, Page 463, Pickaway County, Ohio Records.

A) Assignment of Pipeline Rights of Way from Consolidated Gas Supply Corporation (Assignor) and Consolidated Gas Transmission Corporation (Assignee), recorded in Deed Book 286, Page 304, Pickaway County, Ohio Records. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

17. - 22. ITEMS ARE NOT SURVEY RELATED.

**FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO: 1002-341919-RTT
COMMITMENT DATE: AUGUST 5, 2021 AT 7:00 AM
SCHEDULE B, PART II
EXCEPTIONS**

1. - 2. ITEMS ARE NOT SURVEY RELATED.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records. [This item will be removed at the time of issuance of the final policy upon the Company's receipt of (a.) a satisfactory Survey, but the Company reserves the right to take exception to any specific items as disclosed by such Survey; and (b.) payment of the requisite premium, if applicable.]

4. - 13. ITEMS ARE NOT SURVEY RELATED.

14. Easement and right of way in favor of South Central Power Company, as set forth in Right of Way Easement dated January 31, 2000 and recorded February 15, 2000 in Official Record Book 163, Page 281, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN SUBJECT PROPERTY AS SHOWN.

15. ITEM IS NOT SURVEY RELATED.

16. Easement and right of way for public road maintenance and operation, construction, reconstruction, removal, maintenance, and operation of roads, curbs, ditches, sidewalks, water mains, storm and sanitary sewers, culverts, street lights, traffic control devices, and all appurtenances, in favor of the Board of Commissioners of Pickaway County, Ohio, as set forth in Easement for Highway and Utility Purposes dated July 19, 1989 and recorded July 21, 1989 in Official Record Book 140, Page 363, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN SUBJECT PROPERTY AS SHOWN.

17. Twenty (20) foot easement and right of way in favor of Eamhart Hill Regional Water & Sewer District, as set forth in Right of Way Easement dated May 29, 2001 and recorded June 11, 2001 in Official Record Book 223, Page 12, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN SUBJECT PROPERTY AS SHOWN.

18. Bill of Sale recorded August 24, 1937 in Deed Book 123, Page 267, Pickaway County, Ohio Records. ITEM LOCATION CANNOT BE DETERMINED BASED ON AVAILABLE DOCUMENTS.

19. Right of way and associated rights in favor of Consolidated Gas Supply Corporation, as set forth in instrument dated September 9, 1967 and recorded September 23, 1967 in Deed Book 197, Page 463, Pickaway County, Ohio Records.

A) Assignment of Pipeline Rights of Way from Consolidated Gas Supply Corporation (Assignor) and Consolidated Gas Transmission Corporation (Assignee), recorded in Deed Book 286, Page 304, Pickaway County, Ohio Records. ITEM IS LOCATED OUTSIDE OF SUBJECT PROPERTY.

20. - 25. ITEMS ARE NOT SURVEY RELATED.

**FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO: 1002-341921-RTT
COMMITMENT DATE: AUGUST 5, 2021 AT 7:00 AM
SCHEDULE B, PART II
EXCEPTIONS**

1. - 2. ITEMS ARE NOT SURVEY RELATED.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records. [This item will be removed at the time of issuance of the final policy upon the Company's receipt of (a.) a satisfactory Survey, but the Company reserves the right to take exception to any specific items as disclosed by such Survey; and (b.) payment of the requisite premium, if applicable]

4. - 15. ITEMS ARE NOT SURVEY RELATED.

16. Right of way and associated rights in favor of South Central Power Company, an Ohio corporation, as set forth in Right of Way Easement dated January 30, 2000 and recorded February 15, 2000 in Official Record Book 163, Page 277, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN SUBJECT PROPERTY AS SHOWN.

17. Easement and right of way for public road maintenance, and operation, construction, reconstruction, removal, maintenance, and operation of roads, curbs, ditches, sidewalks, water mains, storm and sanitary sewers, culverts, street lights, traffic control devices, and all appurtenances, in favor of the Board of Commissioners of Pickaway County, Ohio, as set forth in Easement for Highway and Utility Purposes dated July 19, 1989 and recorded July 21, 1989 in Official Record Book 140, Page 363, Pickaway County, Ohio Records.

18. Matters as set forth in Bill of Sale to Ohio-Midland Light and Power Company, dated July 10, 1936 and recorded August 24, 1937 in Deed Book 123, Page 267, Pickaway County, Ohio Records. ITEM LOCATION CANNOT BE DETERMINED BASED ON AVAILABLE DOCUMENTS.

19. Easement and right of way in favor of Eamhart Hill Regional Water & Sewer District, as set forth in Right of Way Easement dated May 16, 2001 and recorded June 15, 2001 in Official Record Book 223, Page 711, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN SUBJECT PROPERTY AS SHOWN.

20. Right of way and associated rights in favor of Consolidated Gas Supply Corporation, as set forth in instrument dated September 9, 1967 and recorded September 23, 1967 in Deed Book 197, Page 463, Pickaway County, Ohio Records.

A) Assignment of Pipeline Rights of Way from Consolidated Gas Supply Corporation (Assignor) and Consolidated Gas Transmission Corporation (Assignee), recorded in Deed Book 286, Page 304, Pickaway County, Ohio Records. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

21. - 27. ITEMS ARE NOT SURVEY RELATED.

**FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO: 1002-351801-RTT
COMMITMENT DATE: NOVEMBER 15, 2021 AT 7:00 AM
SCHEDULE B, PART II
EXCEPTIONS**

1 - 2. ITEMS ARE NOT SURVEY RELATED.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records. [This item will be removed at the time of issuance of the final policy upon the Company's receipt of (a.) a satisfactory Title Affidavit and Survey, but the Company reserves the right to take exception to any specific items as disclosed thereby; and (b.) payment of the requisite premium, if applicable.]

4 - 13. ITEMS ARE NOT SURVEY RELATED.

14. Easement Agreement between Barbara Crites and Madison Township Trustees and Harrison Township Trustees, dated October 24, 2019 and recorded October 24, 2019 in Official Record Book 787, Page 2672, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN SUBJECT PROPERTY AS SHOWN.

15. Right of way for pipeline in favor of Consolidated Gas Supply Corporation, as set forth in instrument dated June 26, 1967 and recorded July 31, 1967 in Deed Book 197, Page 3, Pickaway County, Ohio Records.

A) Assignment of Pipeline Rights of Way from Consolidated Gas Supply Corporation, to Consolidated Gas Transmission Corporation, as set forth in Assignment of Pipeline Rights of Way dated March 1, 1984 and recorded May 8, 1984 in Deed Book 286, Page 304, Pickaway County, Ohio Records. ITEM APPEARS TO BE LOCATED WITHIN THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN GRAPHICALLY.

16. Utility easement and associated rights in favor of Columbus and Southern Ohio Electric Company, as set forth in Easement dated February 9, 1954 and recorded March 10, 1954 in Deed Book 146, Page 368, Pickaway County, Ohio Records.

A) Supplemental Easement and Right of Way recorded May 12, 2017 in Official Record Book 738, Page 2397, Pickaway County, Ohio Records.

B) Supplemental Easement and Right of Way recorded May 12, 2017 in Official Record Book 738, Page 2401, Pickaway County, Ohio Records. ITEM APPEARS TO BE LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

17. Oil and Gas Lease evidencing a lease by and between Edward Gordon Crites and Barbara A. Crites, husband and wife (Lessors) and Robert J. Mannes (Lessee), dated November 6, 1983 and recorded November 18, 1983 in Lease Book 29, Page 459, Pickaway County, Ohio Records.

A) Assignment of Leases recorded June 13, 1994 in Official Record Book 31, Page 638, Pickaway County, Ohio Records.

B) Assignment of Overriding Royalty recorded June 23, 1994 in Official Record Book 31, Page 732, Pickaway County, Ohio Records.

C) Assignment of Leases recorded April 9, 1996 in Official Record Book 33, Page 619, Pickaway County, Ohio Records.

D) Assignment of Oil and Gas Lease recorded August 15, 1996 in Official Record Book 14, Page 632, Pickaway County, Ohio Records. ITEM APPEARS TO BE LOCATED WITHIN THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN GRAPHICALLY.

18. Consent for Electric Transmission Line Along Highway in favor of Ohio Midland Light and Power Company, dated January 9, 1936 and recorded May 2, 1936 in Deed Book 120, Page 95, Pickaway County, Ohio Records. ITEM APPEARS TO BE LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

19. Bill of Sale to Ohio-Midland Light and Power Company, dated July 10, 1936 and recorded August 24, 1937 in Deed Book 123, Page 267, Pickaway County, Ohio Records. LOCATION OF ITEM CANNOT BE DETERMINED BASED ON AVAILABLE DOCUMENTS.

20. Easement and restrictions in favor of Ohio River Pipe Line LLC, a Delaware limited liability company, as set forth in Grant of Easement dated July 2, 1998 and recorded July 28, 1998 in Official Record Book 93, Page 314, Pickaway County, Ohio Records. ITEM APPEARS TO BE LOCATED WITHIN THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN GRAPHICALLY.

21. Easement for water transmission line in favor of Eamhart Hill Regional Water & Sewer District, as set forth in Right-of-Way Easement dated October 13, 2000 and recorded November 1, 2000 in Official Record Book 190, Page 119, Pickaway County, Ohio Records. ITEM IS LOCATED WITHIN SUBJECT PROPERTY AS SHOWN.

22. - 28. ITEMS ARE NOT SURVEY RELATED.

**FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO: 1002-351799-RTT
COMMITMENT DATE: NOVEMBER 15, 2021 AT 7:00 AM
SCHEDULE B, PART II
EXCEPTIONS**

1 - 2. ITEMS ARE NOT SURVEY RELATED.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records. [This item will be removed at the time of issuance of the final policy upon the Company's receipt of (a.) a satisfactory Title Affidavit and Survey, but the Company reserves the right to take exception to any specific items as disclosed thereby; and (b.) payment of the requisite premium, if applicable.]

4 - 13. ITEMS ARE NOT SURVEY RELATED.

14. Easement Agreement between Barbara Crites and Madison Township Trustees and Harrison Township Trustees, dated October 24, 2019 and recorded October 24, 2019 in Official Record Book 767, Page 2672, Pickaway County, Ohio Records. ITEM IS LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

15. Right of way for pipeline in favor of Consolidated Gas Supply Corporation, as set forth in instrument dated June 26, 1967 and recorded July 31, 1967 in Deed Book 197, Page 3, Pickaway County, Ohio Records.

A) Assignment of Pipeline Rights of Way from Consolidated Gas Supply Corporation, to Consolidated Gas Transmission Corporation, as set forth in Assignment of Pipeline Rights of Way dated March 1, 1984 and recorded May 8, 1984 in Deed Book 286, Page 304, Pickaway County, Ohio Records. ITEM APPEARS TO BE LOCATED WITHIN THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN GRAPHICALLY.

16. Utility easement and associated rights in favor of Columbus and Southern Ohio Electric Company, as set forth in Easement dated February 9, 1954 and recorded March 10, 1954 in Deed Book 146, Page 368, Pickaway County, Ohio Records.

A) Supplemental Easement and Right of Way recorded May 12, 2017 in Official Record Book 738, Page 2397, Pickaway County, Ohio Records.

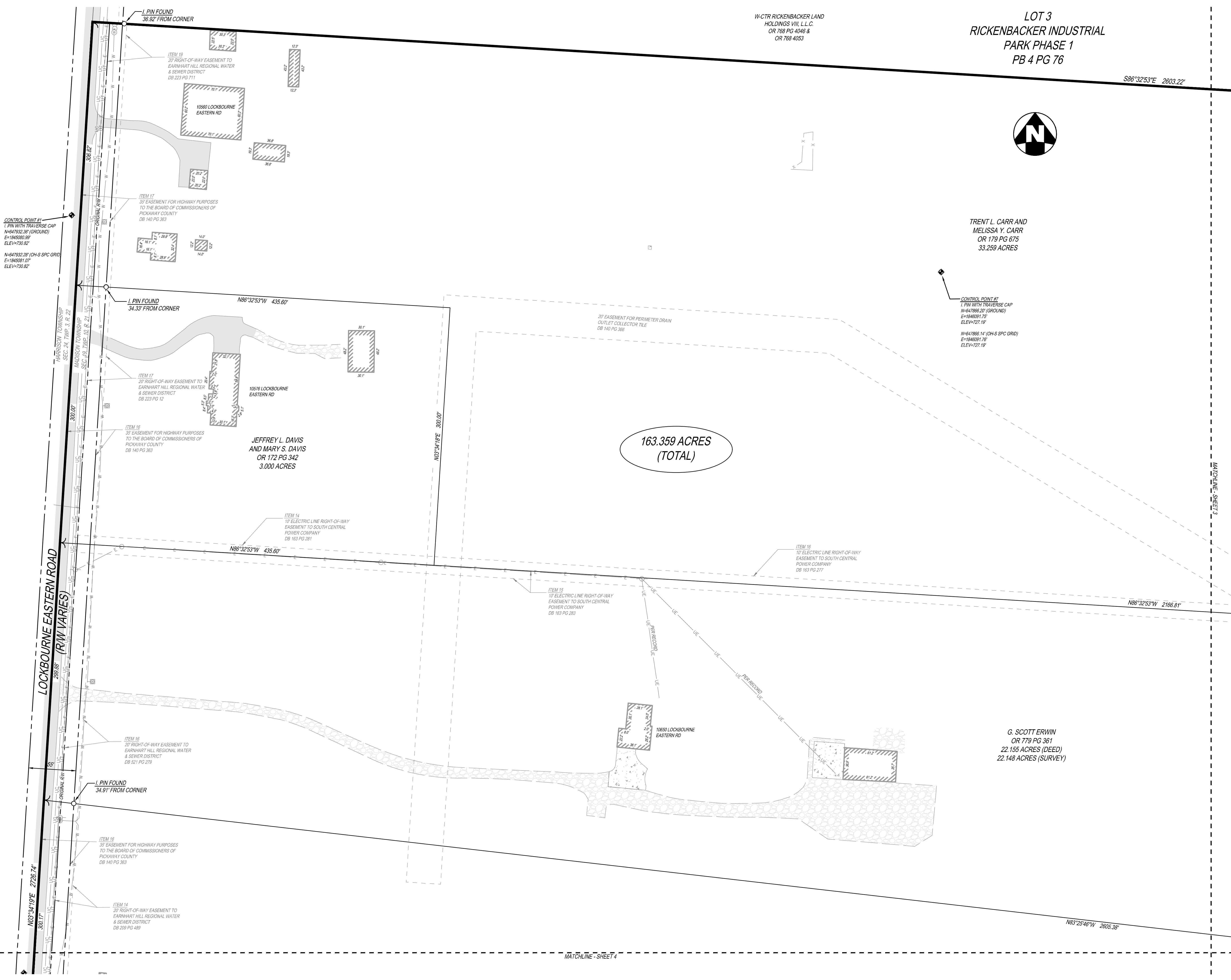
B) Supplemental Easement and Right of Way recorded May 12, 2017 in Official Record Book 738, Page 2401, Pickaway County, Ohio Records. ITEM APPEARS TO BE LOCATED OUTSIDE OF THE SUBJECT PROPERTY.

17. Oil and Gas Lease evidencing a lease by and between Edward Gordon Crites and Barbara A. Crites, husband and wife (Lessors) and Robert J. Mannes (Lessee), dated November 6, 1983 and recorded November 18, 1983 in Lease Book 29, Page 459, Pickaway County, Ohio Records.

A) Assignment of Leases recorded June 13, 1994 in Official Record Book 31, Page 638, Pickaway County, Ohio Records.

B) Assignment of Overriding Royalty recorded June 23, 1994 in Official Record Book 31, Page 732, Pickaway County, Ohio Records.

C) Assignment of Leases recorded April 9, 1996 in Official Record



W-CTR RICKENBACKER LAND HOLDINGS VIII, L.L.C. OR 769 PG 4048 & OR 769 4053

LOT 3
RICKENBACKER INDUSTRIAL PARK PHASE 1
PB 4 PG 76

S86°32'53"E 2603.22'



TRENT L. CARR AND MELISSA Y. CARR OR 178 PG 675 33.259 ACRES

CONTROL POINT #2
1 PIN WITH TRAVERSE CAP
N=647866.20' (GROUND)
E=1848091.75'
ELEV=727.19'
N=647866.14' (OH-S SPC GRID)
E=1848091.78'
ELEV=727.19'

163.359 ACRES (TOTAL)

JEFFREY L. DAVIS AND MARY S. DAVIS OR 172 PG 342 3.000 ACRES

G. SCOTT ERWIN OR 779 PG 361 22.155 ACRES (DEED) 22.148 ACRES (SURVEY)

CONTROL POINT #1
1 PIN WITH TRAVERSE CAP
N=647832.30' (GROUND)
E=1845080.89'
ELEV=730.82'
N=647832.28' (OH-S SPC GRID)
E=1845081.07'
ELEV=730.82'

MATCHLINE-SHEET 4

MATCHLINE-SHEET 3

THE KLEINGERS GROUP
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd Suite B Westerville, OH 43082 614.882.4311

SEAL:

NO.	DATE	DESCRIPTION
1	2/22/2022	ADDITIONAL ALTA SURVEY

LOCKBOURNE EASTERN INDUSTRIAL PARK
SEC. 19, TWP 10, R 21
MADISON TOWNSHIP
PICKAWAY COUNTY, OHIO

PROJECT NO.	210891,000
DATE	11/04/2021
SCALE	1" = 50'

SHEET NAME:
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.
2 OF 7



THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 350 Worthington Rd Suite B Westerville, OH 43082
 614.882.4311

**LOT 3
 RICKENBACKER INDUSTRIAL
 PARK PHASE 1
 PB 4 PG 76**

W-CTR RICKENBACKER LAND
 HOLDINGS VIII, L.L.C.
 OR 768 PG 4046 &
 OR 768 4053

S86°32'53"E 2603.22'

TRENT L. CARR AND
 MELISSA Y. CARR
 OR 179 PG 675
 33.259 ACRES

163.359 ACRES
 (TOTAL)

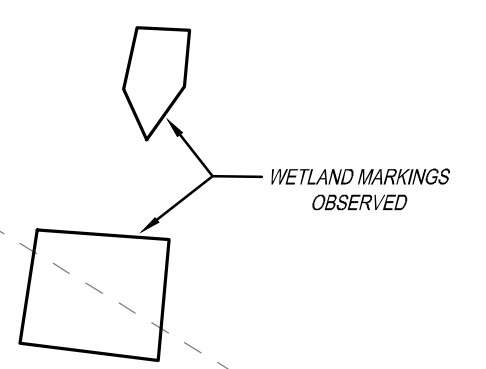
CONTROL POINT #1
 T.I.P.N WITH TRAVERSE CAP
 N=647563.77' (GROUND)
 E=1847058.33'
 ELEV=721.85'
 N=647563.72' (OH-S SPC GRID)
 E=1847058.27'
 ELEV=721.85'

ITEM 16
 10' ELECTRIC LINE RIGHT-OF-WAY
 EASEMENT TO SOUTH CENTRAL
 POWER COMPANY
 DB 163 PG 277

ITEM 15
 10' ELECTRIC LINE RIGHT-OF-WAY
 EASEMENT TO SOUTH CENTRAL
 POWER COMPANY
 DB 163 PG 283

30' EASEMENT FOR PERIMETER DRAIN
 OUTLET COLLECTION TILE
 DB 163 PG 368

G. SCOTT ERWIN
 OR 779 PG 361
 22.155 ACRES (DEED)
 22.148 ACRES (SURVEY)



N63°25'46"W 2605.36'

606.82'

S03°38'54"W 2744.72'

441.63'

MATCHLINE - SHEET 5

MATCHLINE - SHEET 2

SEAL:



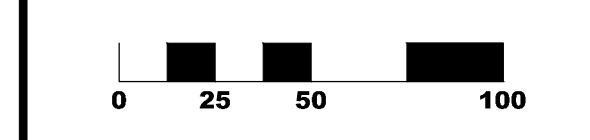
NO.	DATE	DESCRIPTION
1	2/22/2022	ADDITIONAL ALTA SURVEY

**LOCKBOURNE
 EASTERN
 INDUSTRIAL PARK**
 SEC. 19, TWP 10, R 21
 MADISON TOWNSHIP
 PICKAWAY COUNTY, OHIO

PROJECT NO: 210891,000

DATE: 11/04/2021

SCALE: 1" = 50'

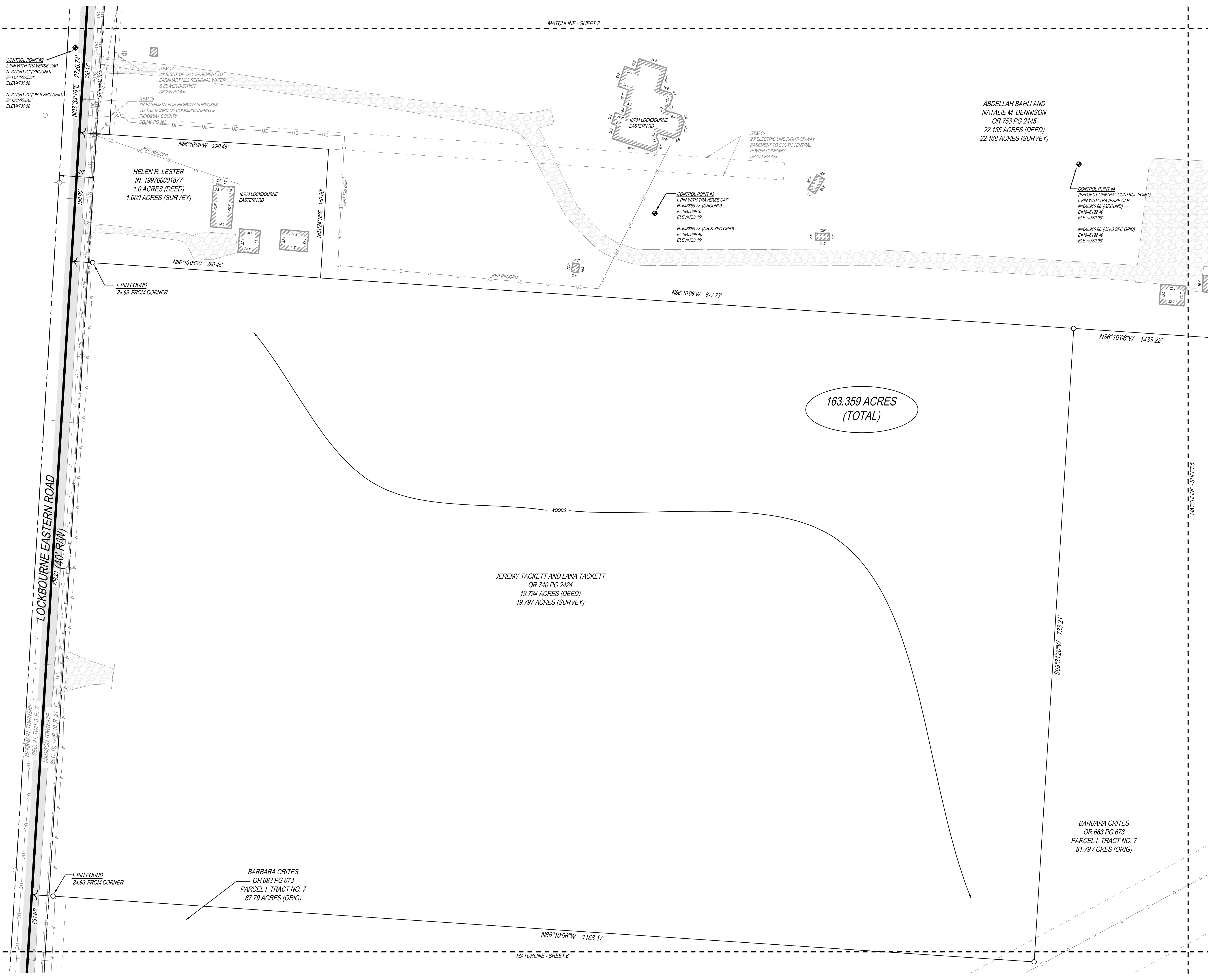


SHEET NAME:

**ALTA/NSPS LAND
 TITLE SURVEY**

SHEET NO.

3 OF 7



MATCHLINE - SHEET 2

MATCHLINE - SHEET 6

MATCHLINE - SHEET 5

163.359 ACRES (TOTAL)

ABELLAH BAHJI AND
NATALIE M. DENNISON
OR 753 PG 2445
22.155 ACRES (DEED)
22.168 ACRES (SURVEY)

JEREMY TACKETT AND LANA TACKETT
OR 740 PG 2424
19.794 ACRES (DEED)
19.797 ACRES (SURVEY)

BARBARA CRITES
OR 683 PG 673
PARCEL I, TRACT NO. 7
87.79 ACRES (ORIG)

BARBARA CRITES
OR 683 PG 673
PARCEL I, TRACT NO. 7
81.79 ACRES (ORIG)

CONTROL POINT #2
1. PIN WITH TRAVERSE CAP
N=647051.22' (GROUND)
E=11845025.38'
ELEV=731.58'

N=647051.21' (OH-S SPC GRID)
E=11845025.46'
ELEV=731.58'

CONTROL POINT #3
1. PIN WITH TRAVERSE CAP
N=646856.78' (GROUND)
E=1846989.37'
ELEV=733.40'

N=646856.78' (OH-S SPC GRID)
E=1846989.40'
ELEV=733.40'

CONTROL POINT #4
(PROJECT CENTRAL CONTROL POINT)
1. PIN WITH TRAVERSE CAP
N=646915.88' (GROUND)
E=1846192.47'
ELEV=730.98'

N=646915.88' (OH-S SPC GRID)
E=1846192.47'
ELEV=730.98'

THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311



NO.	DATE	DESCRIPTION
1	2/22/2022	ADDITIONAL ALTA SURVEY

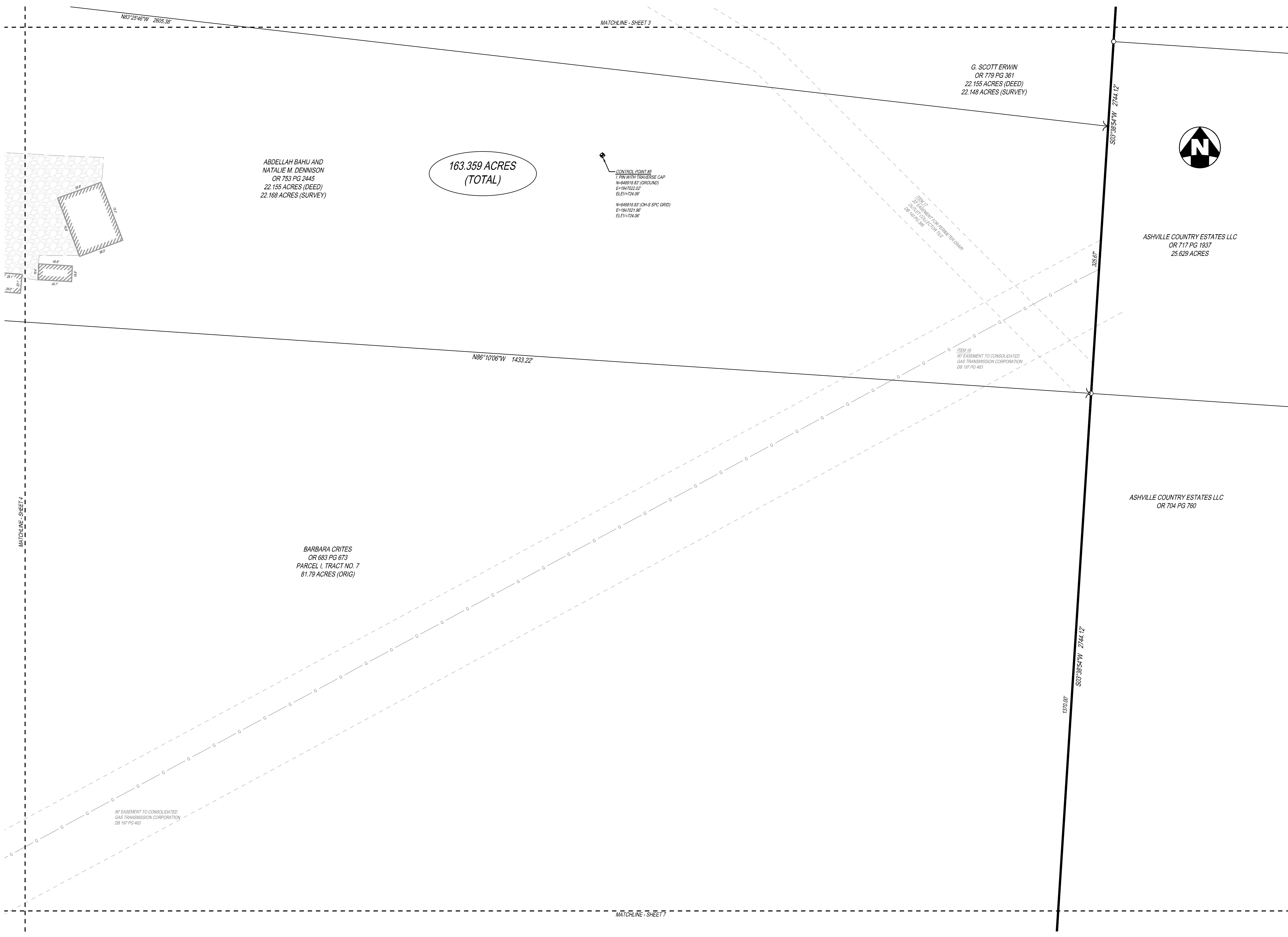
LOCKBOURNE EASTERN INDUSTRIAL PARK
SEC. 19, TWP 10, R 21
MADISON TOWNSHIP
PICKAWAY COUNTY, OHIO

PROJECT NO: 210891,000
DATE: 11/04/2021

SCALE: 1" = 50'
0 25 50 100

SHEET NAME:
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.
4 OF 7



THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

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Suite B
Westerville, OH 43082
614.882.4311



SEAL:

NO.	DATE	DESCRIPTION
1	2/22/2022	ADDITIONAL ALTA SURVEY

LOCKBOURNE EASTERN INDUSTRIAL PARK
 SEC. 19, TWP 10, R 21
 MADISON TOWNSHIP
 PICKAWAY COUNTY, OHIO

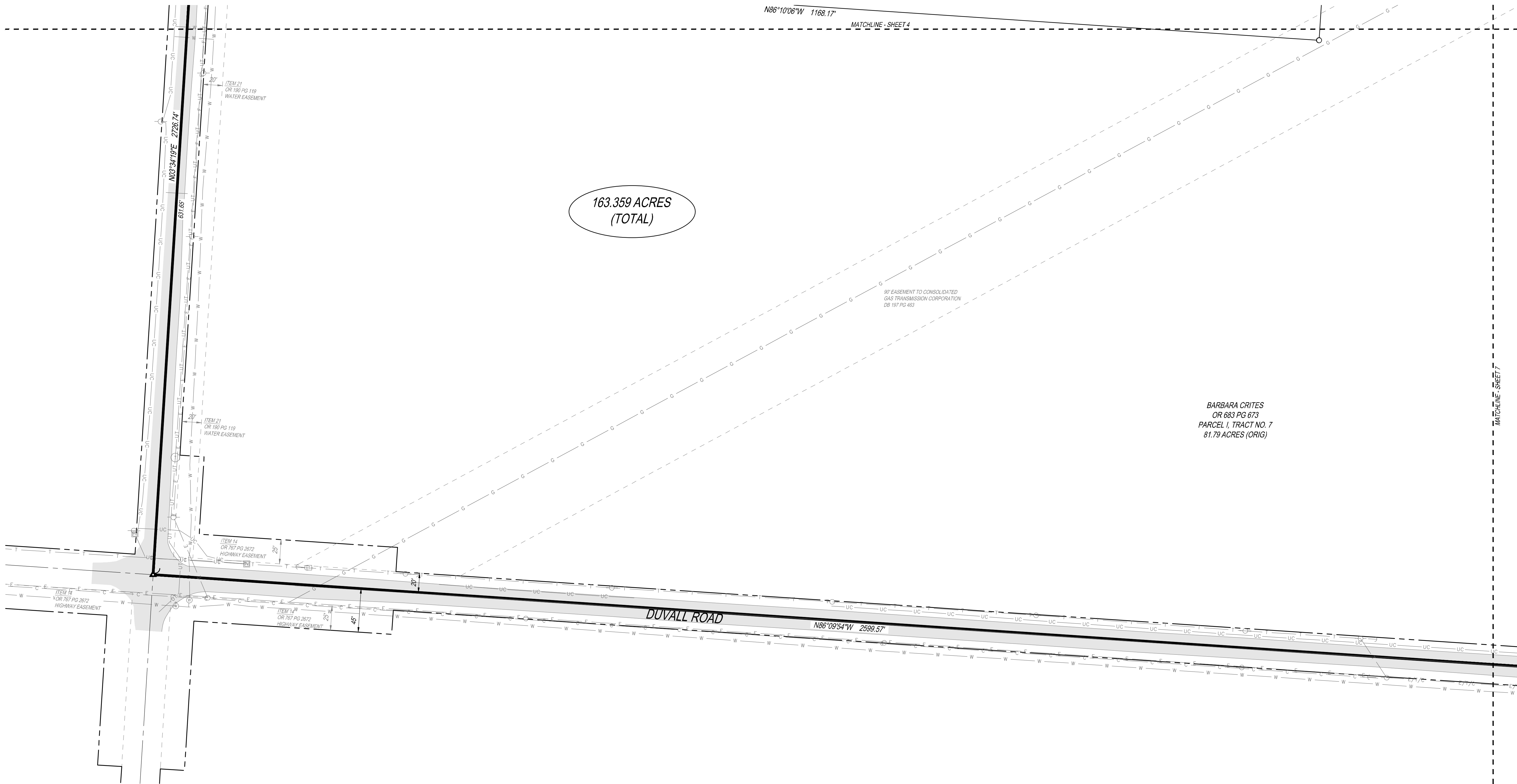
PROJECT NO: 210891,000
 DATE: 11/04/2021
 SCALE: 1" = 50'

SHEET NAME:
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.
5 OF 7



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 350 Worthington Rd Suite B Westerville, OH 43082 614.882.4311



163.359 ACRES (TOTAL)

BARBARA CRITES
 OR 683 PG 673
 PARCEL I, TRACT NO. 7
 81.79 ACRES (ORIG)

SEAL:



NO.	DATE	DESCRIPTION
1	2/22/2022	ADDITIONAL ALTA SURVEY

LOCKBOURNE EASTERN INDUSTRIAL PARK
 SEC. 19, TWP 10, R 21
 MADISON TOWNSHIP
 PICKAWAY COUNTY, OHIO

PROJECT NO: 210891,000
 DATE: 11/04/2021

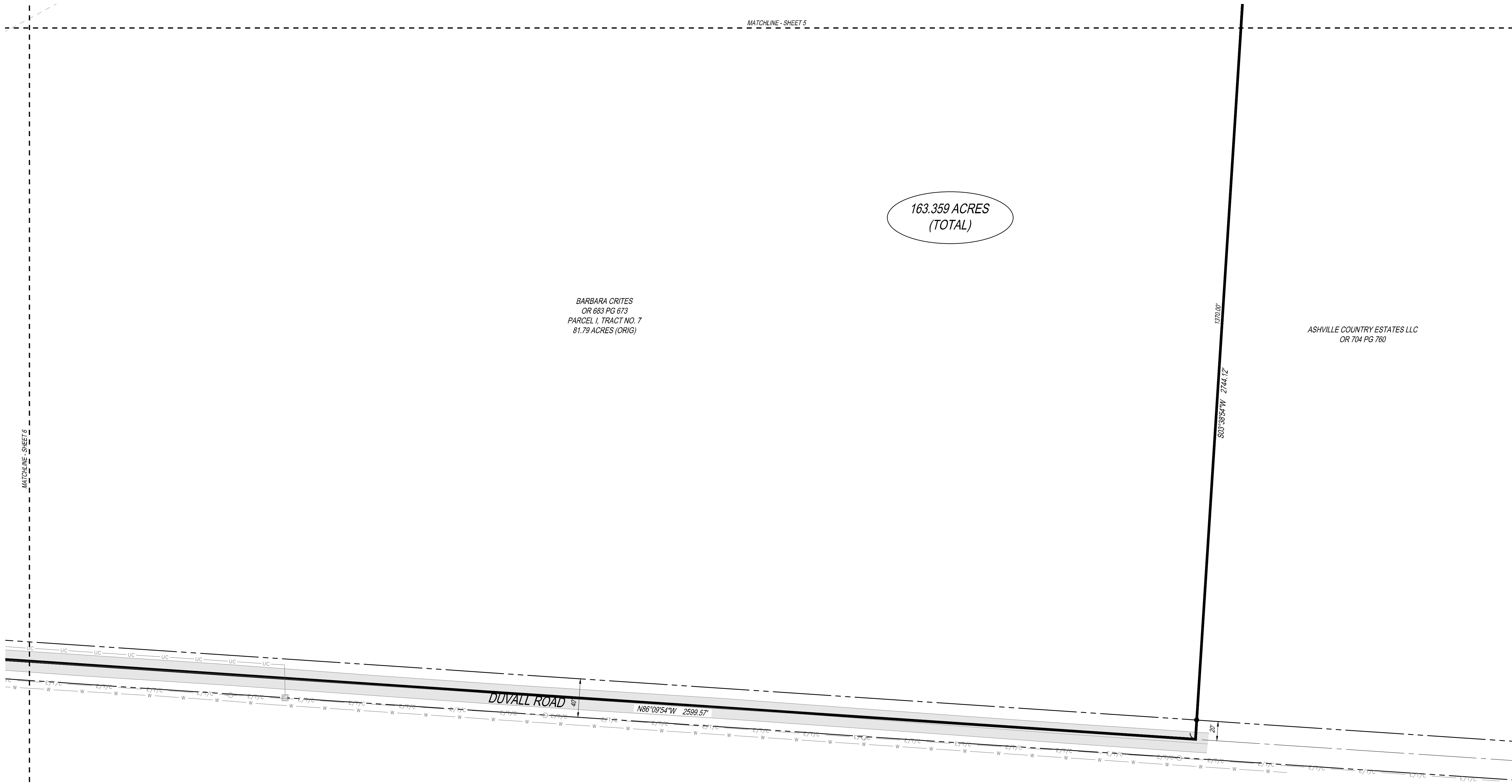
SCALE: 1" = 50'

SHEET NAME:
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.
6 OF 7



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
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SEAL:

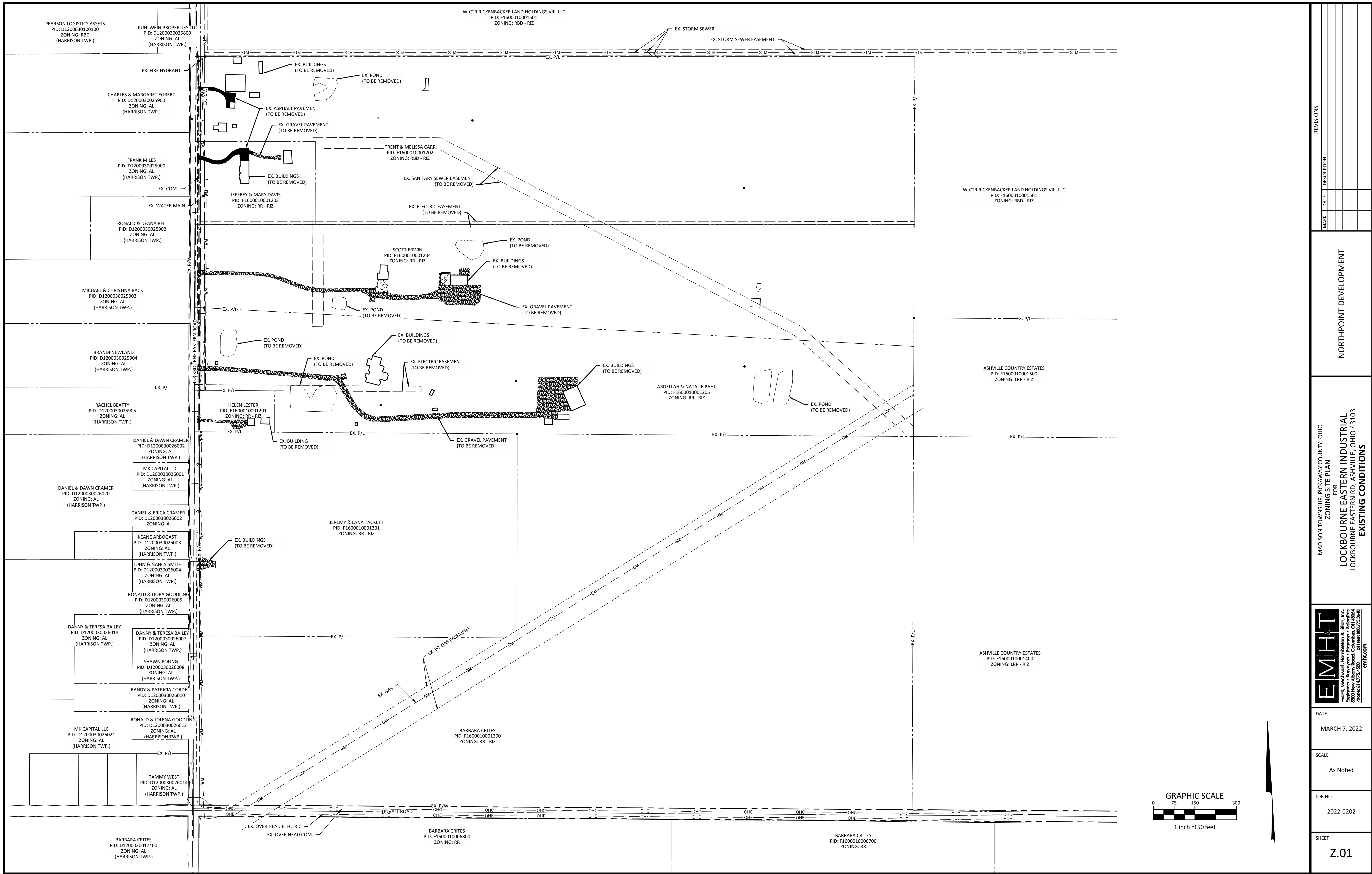


NO.	DATE	DESCRIPTION
1	2/22/2022	ADDITIONAL ALTA SURVEY

LOCKBOURNE EASTERN INDUSTRIAL PARK
SEC. 19, TWP 10, R 21
MADISON TOWNSHIP
PICKAWAY COUNTY, OHIO

PROJECT NO: 210891.000
DATE: 11/04/2021
SCALE: 1" = 50'

SHEET NAME:
ALTA/NSPS LAND TITLE SURVEY



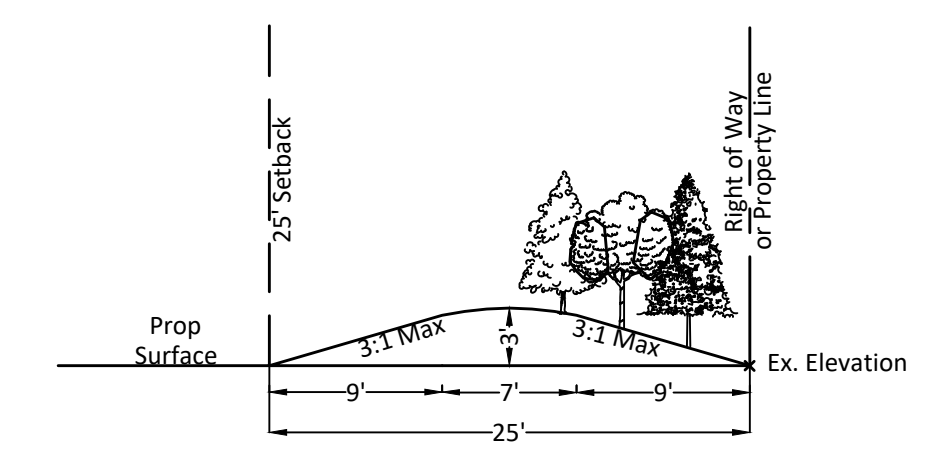
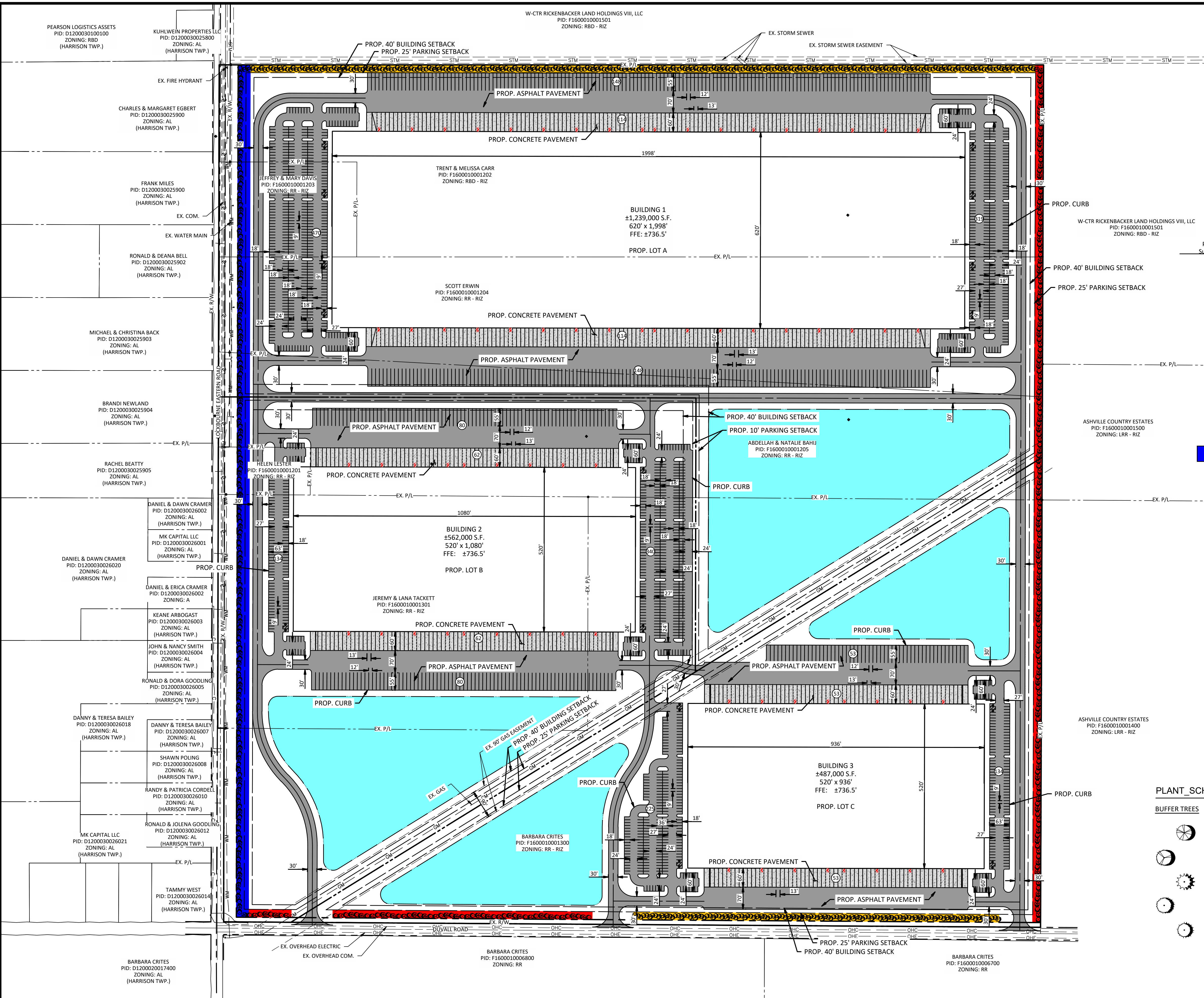
MARK	DATE	DESCRIPTION

NORTHPOINT DEVELOPMENT

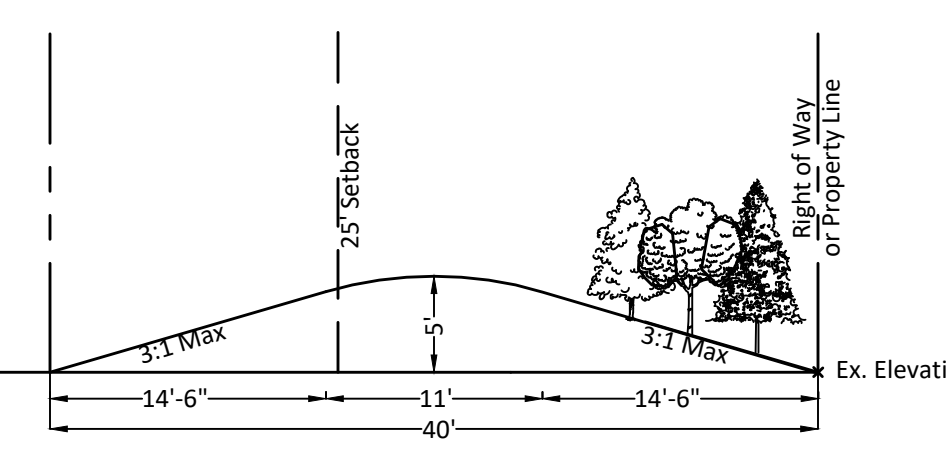
LOCKBOURNE EASTERN INDUSTRIAL
 LOCKBOURNE EASTERN RD, ASHVILLE, OHIO 43103
EXISTING CONDITIONS

EMHT
 Earth & Mechanical, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.775.5500 Fax: 614.775.5501
 emht.com

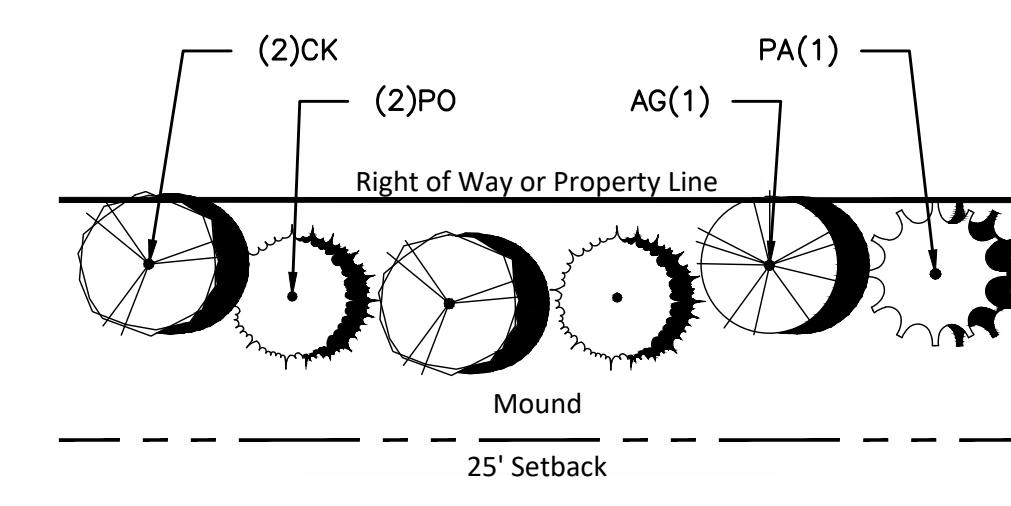
DATE	MARCH 7, 2022
SCALE	As Noted
JOB NO.	2022-0202
SHEET	Z.01



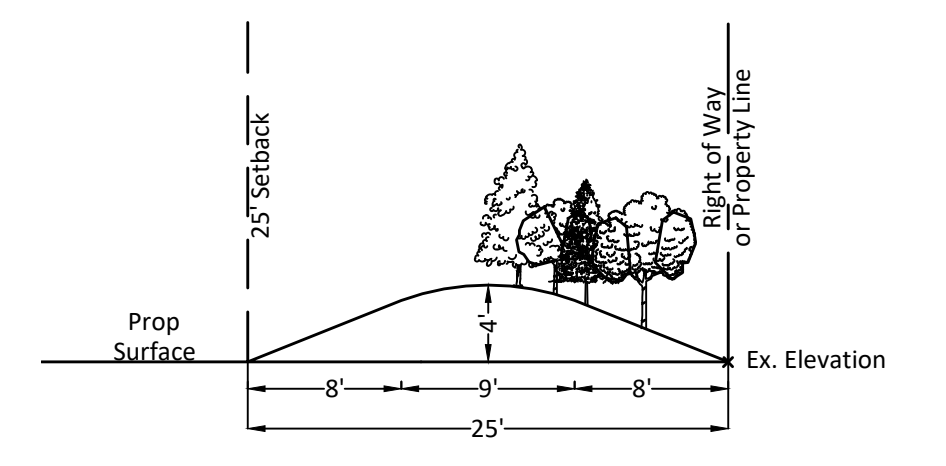
Landscape Buffer A, Typ. Section
Scale: 1" = 10'



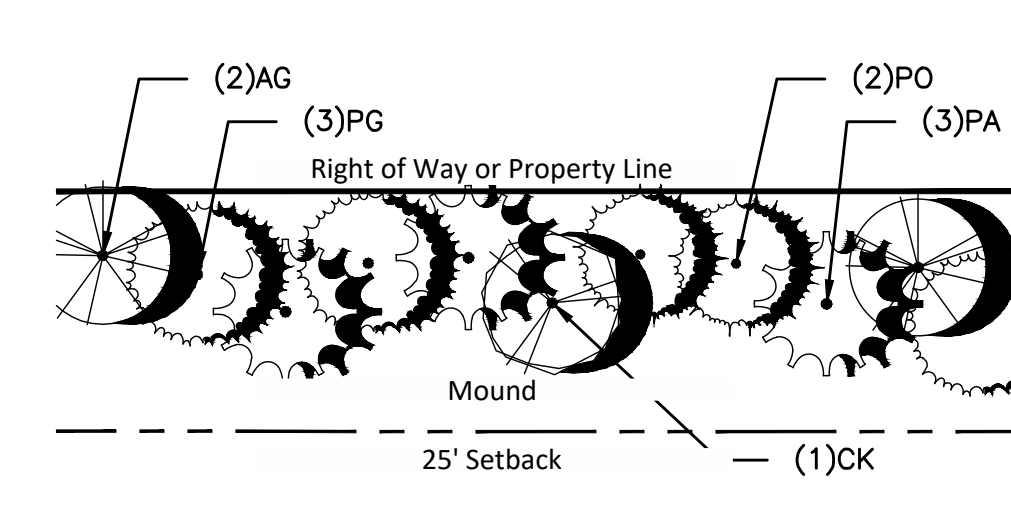
Landscape Buffer B, Typ. Section
Scale: 1" = 10'



Landscape Buffer A & B, Typ. Plan
Scale: 1" = 20'



Landscape Buffer C, Typ. Section
Scale: 1" = 10'



Landscape Buffer C, Typ. Plan
Scale: 1" = 20'

PLANT SCHEDULE

BUFFER TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	126	Acer ginnala 'Flame'	Flame Amur Maple	1" Cal.	B&B
	175	Cornus kousa	Kousa Dogwood	1" Cal.	B&B
	191	Picea abies	Norway Spruce	6' Ht.	B&B
	73	Picea glauca	White Spruce	6' Ht.	B&B
	219	Picea omorika	Serbian Spruce	6' Ht.	B&B

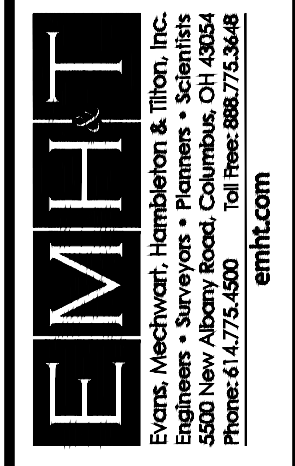
STORMWATER NOTE:
SITE STORMWATER DISCHARGE WILL BE RELEASED SOUTH OF DUVAL ROAD TO REDUCE DISCHARGE NORTH OF EXISTING BRIDGE.

REVISIONS

MARK	DATE	DESCRIPTION

NORTHPOINT DEVELOPMENT

MADISON TOWNSHIP, PICKAWAY COUNTY, OHIO
ZONING SITE PLAN
FOR
LOCKBOURNE EASTERN INDUSTRIAL
LOCKBOURNE EASTERN RD, ASHVILLE, OHIO 43103



DATE: MARCH 7, 2022

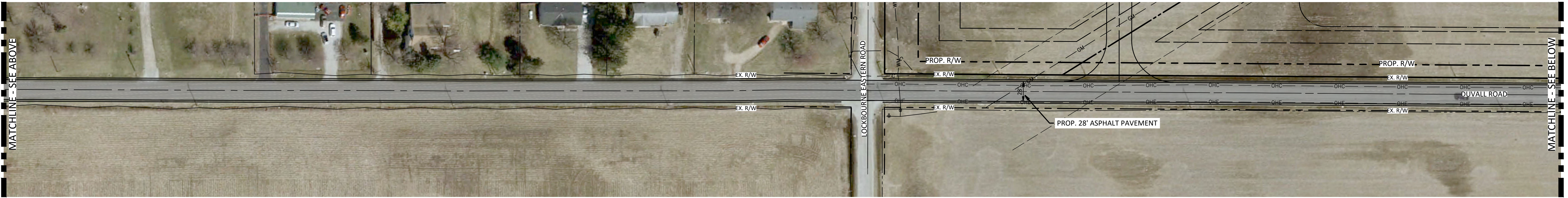
SCALE: As Noted

JOB NO.: 2022-0202

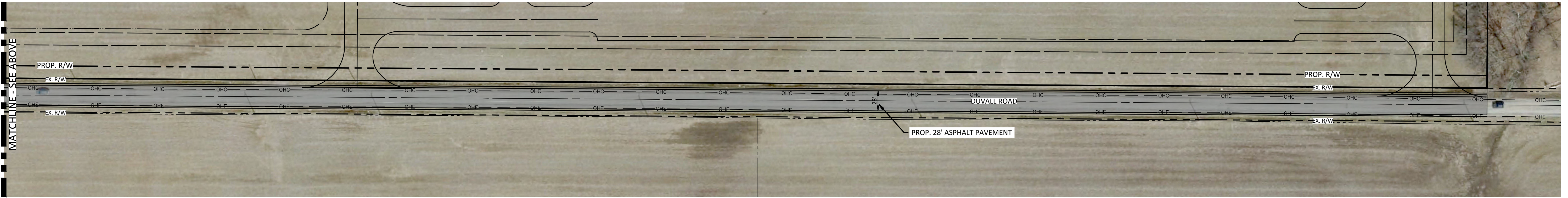
SHEET
Z.02



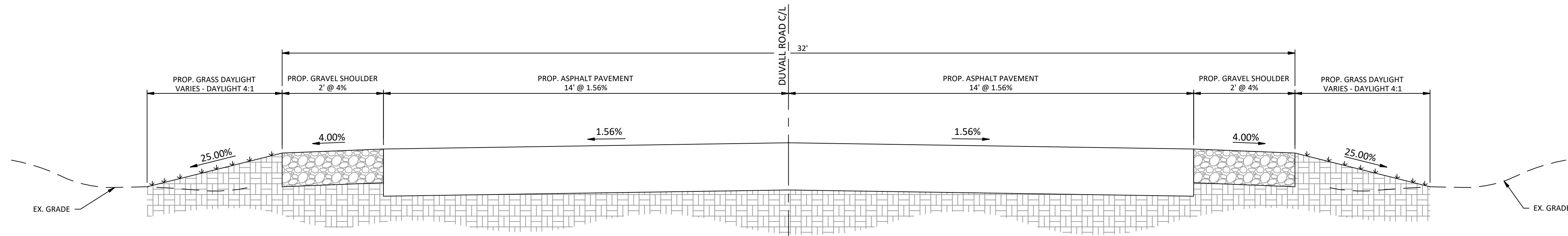
DUVALL ROAD PLAN VIEW
SCALE: 1"=60'



DUVALL ROAD PLAN VIEW
SCALE: 1"=60'

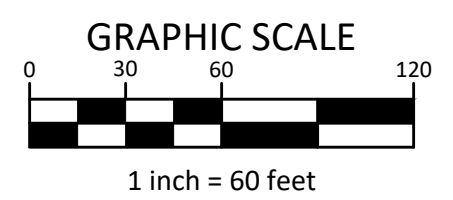


DUVALL ROAD PLAN VIEW
SCALE: 1"=60'



DUVALL ROAD TYPICAL SECTION
SCALE: NONE

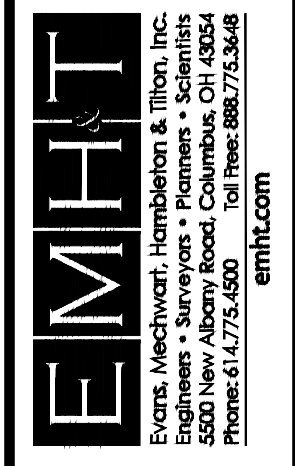
NOTE:
SECTION SHOWN FOR REFERENCE ONLY. LIMITS OF ROADWAY IMPROVEMENT AND TYPICAL SECTION TO BE DETERMINED THROUGH COORDINATION WITH PICKAWAY COUNTY AND MADISON TOWNSHIP.



MARK	DATE	DESCRIPTION

NORTHPOINT DEVELOPMENT

MADISON TOWNSHIP, PICKAWAY COUNTY, OHIO
FOR
ZONING SITE PLAN
LOCKBOURNE EASTERN INDUSTRIAL
LOCKBOURNE EASTERN RD, ASHVILLE, OHIO 43103
DUVALL ROAD WIDENING PLAN



DATE
MARCH 7, 2022

SCALE
As Noted

JOB NO.
2022-0202

SHEET
Z.03



studioNorth
ARCHITECTURE
4825 NW 41st Street | Suite 500 | Riverside, MD 64150
816 | 888 | 7380
NP Studio North, LLC
Ohio Certificate of Authorization No. 02027236

- CIVIL
- LANDSCAPE
- FOUNDATIONS
- STRUCTURAL
- PLUMBING
- MECHANICAL
- ELECTRICAL
- FIRE PROTECTION
- CONTRACTOR



Lockbourne Eastern Building 2
Lockbourne Eastern Road & Duval Road
Madison Township, OH

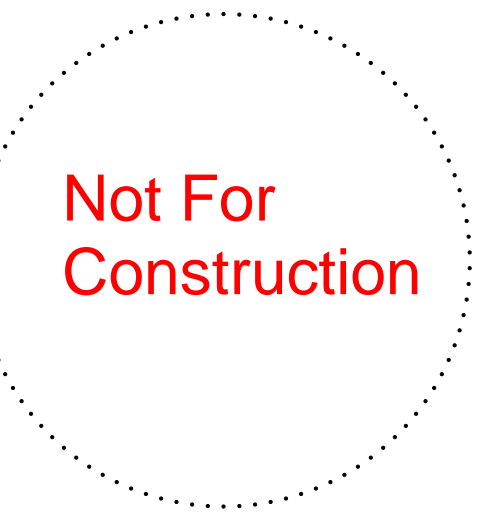
Project No. _____
Date: 03.02.22
Issued For: Zoning Submittal
Revisions: _____
No. Date Description

No.	Date	Description

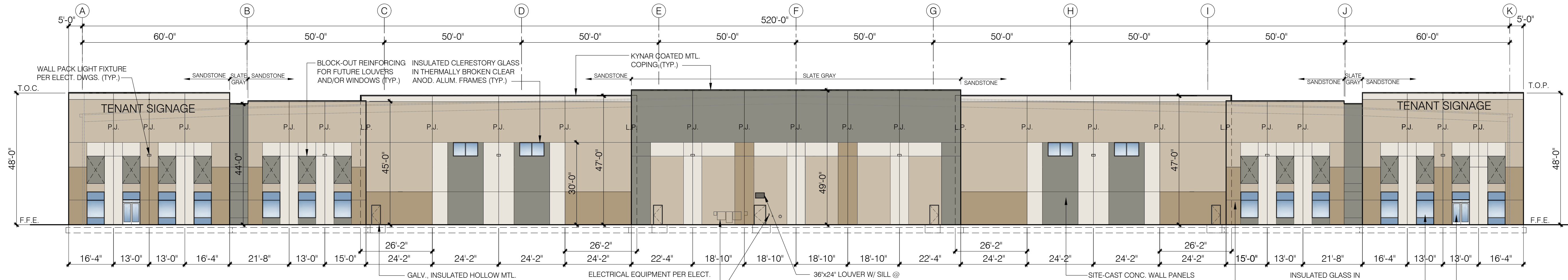
COLOR COATING LEGEND

- SHERWIN WILLIAMS: SW7043 'WORLDLY GRAY'
- SHERWIN WILLIAMS: SW7038 'TINY TAUPE'
- SHERWIN WILLIAMS: SW7018 'DOVETAIL'
- SHERWIN WILLIAMS: SW7046 'ANONYMOUS'

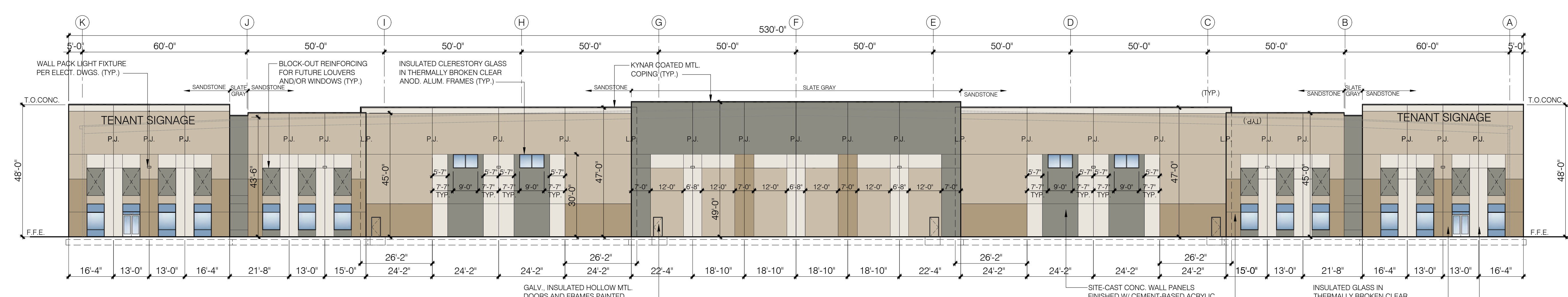
NOTE: COPING COLORS TO MATCH ADJACENT PAINT FINISH (TYP. ALL LOCATIONS - U.N.O.)
FIELD: SOUTH GUTTERS & DOWNSPOUTS TO MATCH 'WORLDLY GRAY' (EQ. TO CARLISLE 'SANDSTONE')
ACCENT: SOUTH CONDUCTOR HEADS AND DOWNSPOUTS TO MATCH 'DOVETAIL' (EQ. TO CARLISLE 'SLATE GRAY' WHERE ADJACENT TO DARK ACCENT PAINT ONLY)
FIELD: NORTH CONDUCTOR HEADS AND DOWNSPOUTS TO MATCH 'WORLDLY GRAY' (EQ. TO CARLISLE 'SANDSTONE')
ACCENT: NORTH CONDUCTOR HEADS AND DOWNSPOUTS TO MATCH 'DOVETAIL' (EQ. TO CARLISLE 'SLATE GRAY' WHERE ADJACENT TO DARK ACCENT PAINT ONLY)



Robert H. Waters III - Architect
Ohio Certificate No. 1516514
Expiration Date: 12-31-2023
A4.02
ELEVATIONS



2 WEST ELEVATION
Scale: 1"=20'-0"



1 EAST ELEVATION
Scale: 1"=20'-0"