

ALTA/ACSM LAND TITLE SURVEY  
 FOR  
 JACK MAXTON CHEVROLET, INC.  
 6025 HUNTLEY ROAD  
 0.462 ACRE TRACT  
 D.B. 3549, PG. 37  
 SECT. 4, TWNP 2, RNG. 18  
 UNITED STATES MILITARY LANDS  
 CITY OF WORTHINGTON  
 COUNTY OF FRANKLIN  
 STATE OF OHIO

DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF WORTHINGTON, BEING PART OF SECTION 4, TOWNSHIP 2, RANGE 18, UNITED STATES MILITARY LANDS AND BEING A 0.462 ACRE TRACT CONVEYED TO GERALD S. AND GERALDINE REED BY DEED OF RECORD IN THE DEED BOOK 3549, PAGE 37, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD HUNTLEY ROAD (80 FEET IN WIDTH) AND THE NORTHERLY RIGHT-OF-WAY LINE OF EAST DUBLIN-GRANVILLE ROAD (STATE ROUTE 161) AND THE WESTERLY LINE OF A 0.936 ACRE TRACT CONVEYED TO JACK MAXTON CHEVROLET, INC. BY DEED OF RECORD IN OFFICIAL RECORD 33293 I-14, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE NORTH 03 DEGREES 14 MINUTES 48 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OLD HUNTLEY ROAD AND THE WESTERLY LINE OF SAID 0.936 ACRE TRACT CONVEYED TO JACK MAXTON CHEVROLET, INC., A DISTANCE OF 176.00 FEET TO AN IRON PIN SET AT THE TRUE PLACE OF BEGINNING AND THE SOUTHWEST CORNER OF THE TRACT HEREIN TO BE DESCRIBED;

THENCE NORTH 03 DEGREES 14 MINUTES 48 SECONDS EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OLD HUNTLEY ROAD, A DISTANCE OF 238.48 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID 0.462 ACRE TRACT OF LAND CONVEYED TO GERALD B. AND GERALDINE REED;

THENCE SOUTH 87 DEGREES 45 MINUTES 33 SECONDS EAST LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF OLD HUNTLEY ROAD AND ALONG THE NORTHERLY LINE OF SAID 0.462 ACRE TRACT OF LAND CONVEYED TO GERALD B. AND GERALDINE REED, A DISTANCE OF 11.45 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF HUNTLEY ROAD (80 FEET IN WIDTH);

THENCE SOUTH 29 DEGREES 20 MINUTES 17 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HUNTLEY ROAD AND THE EASTERLY LINE OF SAID 0.462 ACRE TRACT OF LAND CONVEYED TO GERALD B. AND GERALDINE REED, A DISTANCE OF 147.71 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE TO THE RIGHT;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HUNTLEY ROAD WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 437.46 FEET, A CENTRAL ANGLE OF 16 DEGREES 36 MINUTES 03 SECONDS AND A CHORD BEARING SOUTH 21 DEGREES 02 MINUTES 15 SECONDS EAST, A DISTANCE OF 126.31 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID 0.462 ACRE TRACT OF LAND CONVEYED TO GERALD B. AND GERALDINE REED;

THENCE NORTH 86 DEGREES 23 MINUTES 17 SECONDS WEST LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF HUNTLEY ROAD AND ALONG THE NORTH LINE OF SAID 0.936 ACRE TRACT OF LAND CONVEYED TO JACK MAXTON CHEVROLET, INC., A DISTANCE OF 142.95 FEET TO THE TRUE PLACE OF BEGINNING CONTAINING 0.462 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY AS RECORDED IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED TRACT IS THE CENTERLINE OF OLD HUNTLEY ROAD, 80 FEET IN WIDTH, BEING NORTH 03 DEGREES 14 MINUTES 48 SECONDS EAST AS SHOWN ON SHEET 17 OF 53 ON THE PLANS FOR THE RELOCATION OF HUNTLEY ROAD.

CURRENT ZONING IS 7-2, GENERAL INDUSTRIAL  
 - 40' FRONT SETBACK  
 - 30' REAR SETBACK  
 - 20' SIDE SETBACK

NOTES CORRESPONDING TO SCHEDULE B

11. EASEMENT OF RECORD IN DEED VOLUME 3549, PAGE 37 (AS SHOWN ON DRAWING)
12. EASEMENT TO THE CITY OF WORTHINGTON, OHIO OF RECORD IN OFFICIAL RECORD 07568 D01 (AS SHOWN ON DRAWING)
13. EASEMENT TO THE COLUMBUS RAILWAY, POWER AND LIGHT COMPANY OF RECORD IN DEED VOLUME 882, PAGE 227 (UNABLE TO DETERMINE EXACT LOCATION - AMBIGUOUS DESCRIPTION)
14. EASEMENT RESERVED IN DEED VOLUME 2091, PAGE 480 (AS SHOWN ON DRAWING)
15. HIGHWAY EASEMENT TO THE STATE OF OHIO OF RECORD IN DEED VOLUME 2555, PAGE 688 (AS SHOWN ON DRAWING)

FLOOD DATA

This property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 390181 0002 B, which has an effective date of August 1, 1980 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An evaluation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

SURVEYOR'S CERTIFICATION

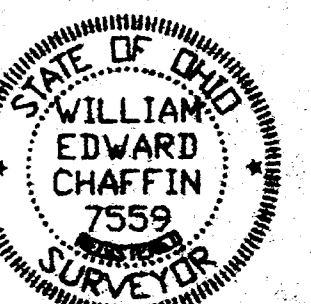
TO: Gerald B. & Geraldine Reed, Jack Maxton Chevrolet, Inc. Lawyers Title Insurance, Inc.

THIS IS TO CERTIFY THAT THIS PLAN OF SURVEY IS BASED ON A FIELD SURVEY MADE ON JUNE 2, 1997, BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1982, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN:

- (a) CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY;
- (b) EXCEPT AS SHOWN ON THIS PLAN, THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PROPERTY AS SHOWN ON THIS PLAN AND AS DESCRIBED IN THE LEGAL DESCRIPTION OF RECORD, IF ANY;
- (c) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS PLAN FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ±0.01 FOOT;
- (d) EXCEPT AS SHOWN ON THIS PLAN, THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PARCELS, ROADS, HIGHWAYS, STREETS OR ALLEYS AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD, IF ANY; AND
- (e) MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY AS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.

THIS PLAN WAS PREPARED BY HARRY L. GREENE, ENGINEERING AND SURVEYING, AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN JUNE 1997.

William Edward Chaffin  
 WILLIAM EDWARD CHAFFIN  
 REGISTERED SURVEYOR NO. 7659



PLAN PREPARED BY -  
**HARRY L. GREENE, ENGINEERING AND SURVEYING**

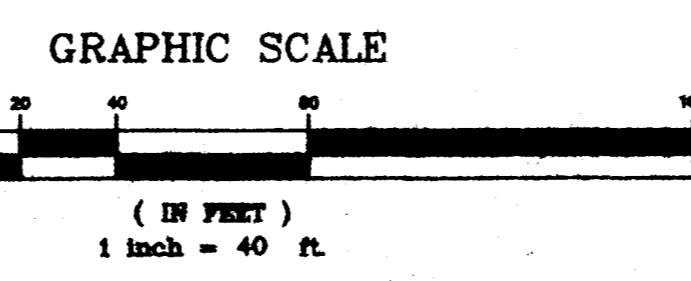
2122 TREMONT CENTER  
 COLUMBUS, OHIO 43221  
 (614) 486-0714

PROPERTY LINE DATA

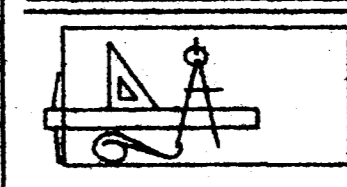
- ① N 03°14'48" E  
238.48'
- ② S 87°45'33" E  
11.45'
- ③ S 29°20'17" E  
147.71'
- ④ Δ = 16°36'03"  
R = 437.46'  
T = 63.82'  
L = 126.75'  
S 21°02'15" E  
126.31'
- ⑤ N 86°23'17" W  
142.95'

LEGEND

- |                       |                        |                        |
|-----------------------|------------------------|------------------------|
| ○ MONUMENTATION FOUND | ⊕ POWERPOLE            | —SS— SAN SEWER LINE    |
| ● MONUMENTATION SET   | ⊙ GUY WIRE             | ⊕ SEWER MANHOLE        |
| (R) RECORD DATA       | ⊙ LIGHT POLE           | ⊕ CLEAN OUT            |
| (M) MEASURED DATA     | ⊙ STREET LIGHT POLE    | ⊕ CURB INLET           |
| (C) CALCULATED DATA   | —B.E.— BURIED ELECTRIC | ⊕ CATCH BASIN          |
| ⊕ HANDICAP PARKING    | ⊕ ELECTRIC BOX/TRANSF. | ⊕ STORM DRAIN MANHOLE  |
| ⊕ DOWN SPOUT          | ⊕ OVERHEAD ELECTRIC    | —SD— STORM DRAIN LINE  |
| ⊕ ROAD/INFO SIGN      | —W— WATER LINE         | ⊕ MONITORING WELL      |
| L/S LANDSCAPING       | ⊕ WATER MANHOLE        | ⊕ TELEPHONE BOX        |
| ⊕ TREE                | ⊕ WATER VALVE          | ⊕ PAY PHONE            |
| ⊕ STOP SIGN           | ⊕ WATER METER          | —T— TELEPHONE LINE     |
| ⊕ TRAFFIC SIGNAL      | ⊕ HYDRANT              | ⊕ OVERHEAD TELEPHONE   |
| ⊕ STEEL POLES         | ⊕ GAS VALVE            | ⊕ TELEPHONE MANHOLE    |
| ⊕ AIR CONDITIONER     | ⊕ GAS METER            | ⊕ CHAIN LINK FENCE     |
| ⊕ RAILROAD TRACT      | ⊕ GAS LINE             | ⊕ WIRE FENCE           |
| ⊕ OVERHEAD CABLE T.V. | ⊕ GAS MARKER           | ⊕ 2" DIA. CATCH BASIN  |
| ⊕ WATER SERVICE       | ⊕ GAS REGULATOR        | ⊕ ELECTRIC MANHOLE     |
|                       | ⊕ GAS SERVICE          | — — — CENTERLINE DITCH |



DRAWN BY: R.CHAFFIN	DATE: 06/05/97
CHECKED BY: D.FREDERICK	DRAWING NO.: 30090H.DWG
JOB NO.: 30090H	SHEET 1 OF 1



DLZ CORPORATION  
 6.098 ACRE TRACT  
 O.R. 20949 G-15

B & N CO.  
 2.02 ACRE TRACT  
 O.R. 134 H-01

DODSON-LINDBLOOM ASSOCIATES  
 0.664 ACRE TRACT  
 O.R. 8808 F-12

JACK MAXTON CHEVROLET, INC.  
 0.620 ACRE TRACT  
 O.R. 26712 H-12

JACK MAXTON CHEVROLET, INC.  
 0.936 ACRE TRACT  
 O.R. 33293 I-14