

LOCATION MAP
 LATITUDE = 40°05'08" NORTH
 LONGITUDE = 82°57'07" WEST

DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 18, United States Military Lands, being 0.599 acre of that 1.825 acre tract described in a deed to The Jasan Trust, of record in Deed Volume 3787, Page 547, all references to records herein being to those located in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at a point at the centerline intersection of Cleveland Avenue and Dublin-Granville Road (S.R.161) as shown on State of Ohio Right-of-Way Plan No. FRA-161-11.57-13.40; thence North 75° 38' 53" West, along the centerline of Dublin-Granville Road, a distance of 237.41 feet to a point; thence North 14° 21' 07" East, a distance of 75.00 feet to an iron pin set in the northerly right-of-way line of Dublin-Granville Road at the southeasterly corner of a 0.023 acre tract as described in a deed to the City of Columbus, of record in Official Records Volume 6481, Page A12 and the TRUE PLACE OF BEGINNING;

- Thence along the easterly line of said 0.023 acre tract the following courses:
1. With the arc of a non-tangent curve to the right having a radius of 140.22 feet, a central angle of 4° 08' 59", the chord of which bears North 32° 11' 43" West, a chord distance of 10.15 feet to an iron pin set;
 2. North 30° 07' 13" West, a distance of 45.82 feet to an iron pin set;
 3. With the arc of a curve to the right, having a radius of 19.00 feet, a central angle of 33° 13' 56", the chord of which bears North 13° 30' 15" West, a chord distance of 10.87 feet to an iron pin set in the southerly line of a 0.302 acre tract as described in a deed to the State of Ohio, of record in Deed Volume 3041, Page 694;
- Thence North 60° 54' 32" East, along the southerly line of said 0.302 acre tract, a distance of 140.76 feet to an iron pin set;
- Thence North 89° 32' 14" East, continuing along said southerly line, a distance of 93.55 feet to an iron pin set at the southeasterly corner of said 0.302 acre tract and in the westerly right-of-way line of Cleveland Avenue;
- Thence South 3° 08' 37" West, along said westerly right-of-way line, a distance of 163.31 feet to an iron pin set;
- Thence South 53° 44' 52" West, continuing along said westerly right-of-way line, a distance of 12.69 feet to an iron pin set in the northerly right-of-way line of Dublin-Granville Road;
- Thence North 75° 38' 53" West, along said northerly right-of-way line, a distance of 171.77 feet to the TRUE PLACE OF BEGINNING and containing 0.599 acre of land.
- Bearings herein are based on North 75° 38' 53" West, as shown on the referenced State of Ohio Right-of-Way Plan No. FRA 161-11.57-13.40.

CERTIFICATION

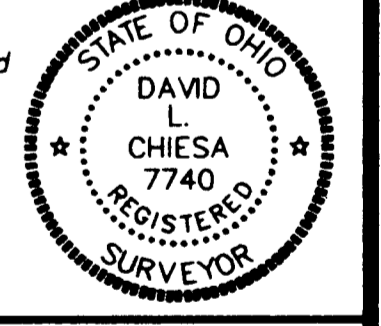
TO: Speedway Superamerica LLC

I hereby certify that the foregoing map was prepared from an actual survey of the premises made under my supervision; that the same shows the location of the boundaries, and all improvements thereon; that the dimensions of the improvements and the location thereof with respect to the boundaries are shown; that there are no encroachments by improvements appurtenant to adjoining premises upon subject premises, nor from subject premises unless shown on the plat; and that any easements apparent from a visual inspection are delineated thereon.

The foregoing survey may be used by Lawyers Title Insurance Company for the purpose of deleting the standard exception appearing in the title policy regarding the survey.

This survey was made in accordance with the minimum standard requirements for land surveys in the state of Ohio and meets all requirements with regards to minimum angle, distance and closure for this class of survey.

David L. Chiesa 12/17/01
 Licensed Surveyor Date



LEGEND

- | | | |
|---|------------------------------|-----------------------------|
| □ STORM SEWER INLET | ○ LIGHT POLE | ⊕ ELECTRIC METER |
| ⊙ SANITARY MANHOLE | ○ UTILITY POLE | ⊕ WELL |
| — W — WATERLINE | ⊕ GAS METER | ⊕ TELEPHONE PAD |
| — 8" SAN — SANITARY SEWER | — — — SIGN | — T — UNDERGROUND TELEPHONE |
| — 15" STM — STORM SEWER | — O — OVERHEAD UTILITY LINES | ⊕ DRILL HOLE SET |
| — G — GAS LINE | ○ SEWER CLEAN-OUT | ⊕ P.K. NAIL FOUND |
| — (M-E COMPANIES/S-6872) — IRON PIN SET | ⊕ TRAFFIC BOX | ⊕ FIRE HYDRANT |
| ⊕ IRON PIN FOUND | ⊕ GAS PUMP | ⊕ FUEL CAP COVER |
| ⊕ BOLLARD | ⊕ COLUMN | — G — GAS LINE |
| ○ RAILROAD SPIKE FOUND | | |

① Δ=25°34'22" R=19.00'
 CB=S42°52'41"E CH=8.41'

② Δ=33°13'56" R=19.00'
 CB=N13°30'15"W CH=10.87'

③ Δ=4°08'59" R=140.22'
 CB=N32°11'43"W CH=10.15'

FLOOD NOTE
 THE AREA SHOWN HEREON LOCATED FLOOD ZONE "X" ACCORDING TO F.E.M.A. MAP PANEL No. 390476 0125 B, DATED AUGUST 2, 1995.

TITLE NOTE
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

ZONING
 SITE ZONED C4 (COMMERCIAL DISTRICT)

BENCHMARKS

"BM#1" RAILROAD SPIKE SET IN FIRST UTILITY POLE SOUTH OF SERVICE ROAD ON THE WEST SIDE OF CLEVELAND AVENUE.
 ELEV.=880.18 (NAVD 1988)

"BM#2" RAILROAD SPIKE SET IN FIRST UTILITY POLE WEST OF CLEVELAND AVENUE NORTH SIDE OF SERVICE ROAD.
 ELEV.=882.01 (NAVD 1988)

UTILITY COMPANIES

- AMERITECH BURIED WIRE DIVISION**
 316 WEST WASHINGTON STREET
 MADISON, WI
 1-800-924-9420
- COLUMBIA GAS**
 200 CIVIC DRIVE
 COLUMBUS, OHIO
 1-800-440-6111
- CITY OF COLUMBUS (WATER)**
 910 DUBLIN ROAD
 COLUMBUS, OHIO
 (614)645-8270
- COLUMBUS SOUTHERN POWER**
 4500 S. HAMILTON SQUARE
 GROVEPORT, OHIO 43125
 1-800-277-2177
- SPRINT COMMUNICATIONS**
 122 SOUTH ELIZABETH STREET
 LIMA, OHIO 45081
 1-800-407-5411
- CITY OF COLUMBUS (SEWER AND DRAINAGE)**
 910 DUBLIN ROAD
 COLUMBUS, OHIO
 (614)645-7175

REV.12/18/01

ME COMPANIES

SURVEY Group
 635 Brookledge Boulevard
 Westerville, OH 43081
 614-818-4900 Ext. 225
 Fax 618-4902

FIELD	PM	DRAWN
EM	DC	DC
SCALE	HORIZ. 1"=20'	
	VERT.	
JOB	00-145	
DATE	APRIL 2000	
SHEET NO.	1/1	

ARCHITECT SURVEY
SPEEDWAY STATION

5657 CLEVELAND AVE. & STATE ROUTE 161
 COLUMBUS, OHIO
 FRANKLIN COUNTY

NO. 5117