

DEED P.O.B.
TO R. 29350, PG. A-05

COOLEY'S URBANCREST
P.B. 30, PG. 49

SEE NOTE 'C'

T. RICHARD BARBEE, JR.
44.593 AC.
O.R. 29350, PG. A-05
O.R. 29340, PG. J-12

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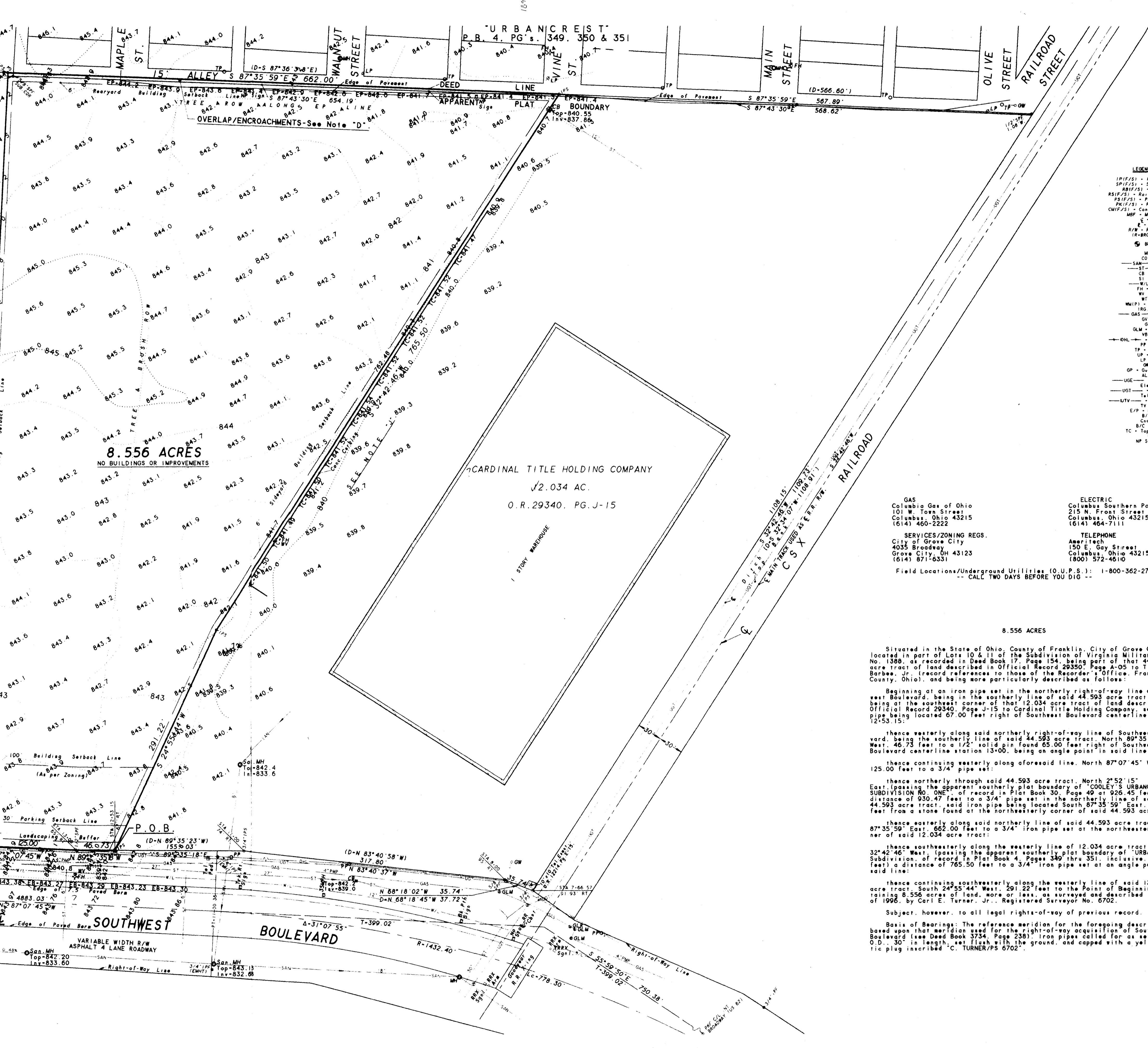
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8.556 ACRES
NO BUILDINGS OR IMPROVEMENTS

CARDINAL TITLE HOLDING COMPANY
12.034 AC.
O.R. 29340, PG. J-15

SOUTHWEST BOULEVARD
VARIABLE WIDTH R/W
ASPHALT 4 LANE ROADWAY

- LEGEND/ABBREVIATIONS**
- IP(F/S) - Iron Pipe (Found/Set)
 - SP(F/S) - Solid Pin (Found/Set)
 - BS(F/S) - Baby Spike (Found/Set)
 - RS(F/S) - Railroad Spike (Found/Set)
 - MS(F/S) - Metal Spike (Found/Set)
 - PK(F/S) - P. X. Nail (Found/Set)
 - CM(F/S) - Concrete Marker (Found/Set)
 - MSF - Manhole Box Found
 - MS - Manhole
 - CO - Clean Out
 - SAN - Sanitary Sewer
 - ST - Storm Sewer
 - CB - Catch Basin
 - SI - Storm Inlet
 - W - Water
 - PH - Fire Hydrant
 - WV - Water Valve
 - WT - Water Tap
 - WUP - Water Meter (P.U.)
 - IRG - Irrigation
 - GAS - Gas
 - OV - Gas Valve
 - OT - Gas Tap
 - GLM - Gas Line Marker
 - VB - Valve Box
 - OH - Overhead Utility Lines
 - PP - Power Pole
 - TL - Telephone
 - UP - Utility Pole
 - LP - Light Pole
 - GW - Guy Wire
 - OP - Overhead Power Pole
 - AL - Area Loop
 - UG - Underground Electric
 - UGT - Underground Telephone
 - UTV - Underground Television
 - E/P - Edge of Pavement
 - CC - Concrete
 - TC - Top Curbs/Top Casing
 - NP - No Parking
 - W/W - Width

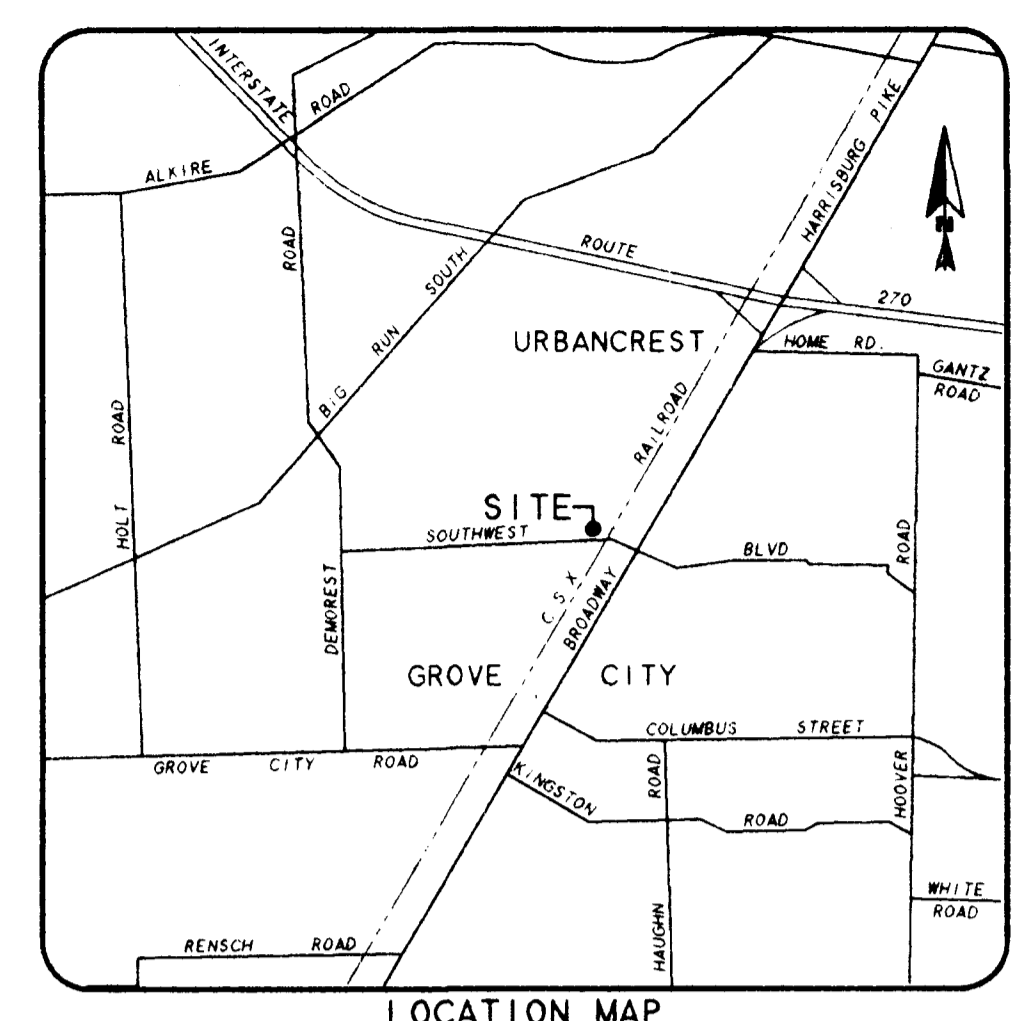
GAS
Columbia Gas of Ohio
10 W. Town Street
Columbus, Ohio 43215
(614) 460-2222

ELECTRIC
Columbus Southern Power
215 N. Front Street
Columbus, Ohio 43215
(614) 464-7111

TELEPHONE
Ameritech
150 E. Gay Street
Columbus, Ohio 43215
(600) 572-4610

SERVICES/ZONING REGS.
City of Grove City
4035 Broadway
Grove City, OH 43123
(614) 871-6331

Field Locations/Underground Utilities (O.U.P.S.): 1-800-362-2764
-- CALL TWO DAYS BEFORE YOU DIG --



NOTE 'A' -- EXPLANATION OF SURVEY: The attached plat represents a Boundary Survey made in accordance with Chapter 4733-37 of the O.A.C., and in compliance with the requirements of, and for the sole and exclusive use of, the client for which it was prepared.

NOTE 'B' -- DOCUMENTATION USED: P.B. 4, Pg. 349-351; D.B. 17, Pg. 154; D.B. 2805, Pg. 40; D.B. 3734, Pg. 238; O.R. 1118, Pg. 05; O.R. 13556, Pg. 04; O.R. 15188, Pg. 11; O.R. 28295, Pg. 1-20; O.R. 29340, Pg. 1-12 & 15; O.R. 29350, Pg. A-05; P.B. 30, PG. 49; Franklin County Tax Map & Profiles for Southwest Boulevard, Sheets 4 & 5 of 24; Railroad Plans - Roll 11; Franklin County Engineer's Office.

NOTE 'C' -- BASIS OF BEARINGS: The reference meridian for the attached survey is based upon the meridian used for the right-of-way acquisition of Southwest Boulevard (see D.B. 3734, Pg. 238).

NOTE 'D' -- ENCROACHMENTS: Monumentation found at the southeast corner of URBANCREST Subdivision and COOLEY'S URBANCREST SUBDIVISION NO. ONE, together with monumentation found along the centerline of Fourth Avenue (east street north), creates an overlap of the Plat Boundaries and the Deed Line of the subject 44.593 acre tract, as defined by monumentation called for and found at the southeast and northeast corners of said tract. The overlap is 4 feet at the common corner of the Subdivisions and 0.5 feet at the northeast corner of the 8.556 acre tract. Also, the southerly pavement of the 15 foot alley of said URBANCREST encroaches the Deed Line. The encroachment varies from 0.5 feet at northeast corner of the 8.556 acres to 9.9 feet, to 4.7 feet at the southeasterly corner of the alley. Nothing else observed.

NOTE 'E' -- EASEMENTS: This plat does not attempt to include any easements which may encumber the subject property, except those specifically brought to our attention. Lower Title Insurance Corporation, Commitment No. 92184-114, dated March 4, 1996, listed the following easements in Schedule B - Section 2:

- Item 11, D.B. 1033, Pg. 398 - N/A (Not Applicable).
- Item 12, D.B. 2102, Pg. 62 - N/A.
- Item 13, D.B. 3307, Pg. 353 - N/A.
- Item 14, D.B. 3349, Pg. 668 - N/A.
- Item 15, O.R. 12314, P. E03 - N/A.

NOTE 'F' -- F.E.M.A. FLOOD ZONE DESIGNATION: Zone 'C' - Area of Minimal Flooding according to F.I.R.M. 390173 0003 B, dated May 1, 1984.

NOTE 'G' -- ZONING INFO: The following information was provided by the City of Grove City, Ohio. The subject property is zoned IND-2 (Heavy Industrial). Yard requirements: Ten (10) foot minimum landscaping buffer along street right-of-way; Thirty (30) foot parking, and one hundred (100) foot building setback from street right-of-way; Six (6) foot front and rear yard setback. There are no lot split requirements. Access is not restricted, but may be subject to City approval.

NOTE 'H' -- UTILITIES: Underground public or quasi-public utilities and structures shown hereon are based upon field location of surface structures, marking by O.U.P.S., and various plans provided by the City Engineer's Office (ENH&T).

NOTE 'I' -- No physical evidence of cemeteries or burial grounds observed.

NOTE 'J' -- Improvements are currently being installed upon the adjoining 12.034 acre tract. Additional improvements along and near the common line are possible and elevation changes are likely. The access drive has not been constructed.

Situated in the State of Ohio, County of Franklin, City of Grove City, located in part of Lots 10 & 11 of the Subdivision of Virginia Military Survey No. 1388, as recorded in Deed Book 17, Page 154, being part of that 44.593 acre tract of land described in Official Record 29350, Page A-05 to T. Richard Barbee, Jr. (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at an iron pipe set in the northerly right-of-way line of Southwest Boulevard, being in the southerly line of said 593 acre tract, and being at the southeast corner of that 12.034 acre tract of land described in Official Record 29340, Page J-15 to Cardinal Title Holding Company, said iron pipe being located 67.00 feet right of Southwest Boulevard centerline station 12+53.15;

thence westerly along said northerly right-of-way line of Southwest Boulevard, being the southerly line of said 44.593 acre tract, North 89°35'18" West, 46.78 feet to a 1/2" solid pin found 65.00 feet right of Southwest Boulevard centerline station 13+00, being an angle point in said line;

thence continuing westerly along aforesaid line, North 87°07'45" West, 125.00 feet to a 3/4" pipe set;

thence northerly through said 44.593 acre tract, North 2°52'15" East, (passing the apparent southerly plot boundary of COOLEY'S URBANCREST SUBDIVISION NO. ONE, of record in Plat Book 30, Page 49 at 926.45 feet) a distance of 930.47 feet to a 3/4" pipe set in the northerly line of said 44.593 acre tract, said iron pipe being located South 87°35'59" East, 1125.44 feet from a stone found at the northeasterly corner of said 44.593 acre tract;

thence easterly along said northerly line of said 44.593 acre tract, South 87°35'59" East, 662.00 feet to a 3/4" iron pipe set at the northeasterly corner of said 12.034 acre tract;

thence southeasterly along the westerly line of 12.034 acre tract, South 32°42'46" West, (passing the apparent southerly plot boundary of URBANCREST Subdivision, of record in Plat Book 4, Page 349 thru 351) inclusive at 3.02 feet) a distance of 765.50 feet to a 3/4" iron pipe set at an angle point in said line;

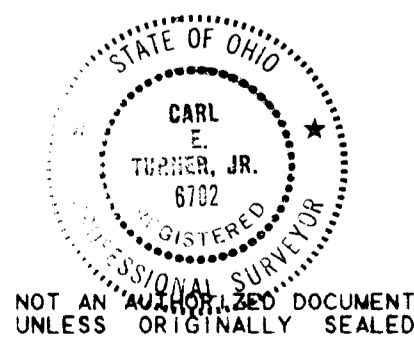
thence continuing southeasterly along the westerly line of said 12.034 acre tract, South 24°55'44" West, 291.22 feet to the Point of Beginning, containing 8.556 acres of land, more or less, as surveyed and described in March of 1996, by Carl E. Turner, Jr., Registered Surveyor No. 6702.

Subject, however, to all legal rights-of-way of previous record.

Basis of Bearings: The reference meridian for the foregoing description is based upon that meridian used for the right-of-way acquisition of Southwest Boulevard (see Deed Book 3734, Page 238). Iron pipes called for at set are 1" O.D., 30" in length, set flush with the ground, and capped with a yellow plastic plug inscribed "C. TURNER/PS 6702"

The undersigned, a registered land surveyor licensed to practice in the State of Ohio, hereby declares, exclusively to Z.H.A. DEVELOPMENT, INC./UPPER SHERIFF & NEIDENTHAL, LPA and/or TRANSHIO/LAWYERS TITLE INSURANCE CORPORATION and/or PARAMOUNT TITLE AGENCY, INC., that on the basis of my knowledge, information and belief, this plat represents a boundary and topographic survey of part of that 44.593 acre tract of land last described in Official Record 29350, Page A-05 to T. Richard Barbee, Jr. (record references to those of the Recorder's Office, Franklin County, Ohio):

By *Carl E. Turner, Jr.*
CARL E. TURNER, JR., Registered Surveyor No. 6702



NOT AN "AS-BUILT" DOCUMENT UNLESS ORIGINALLY SEALED

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238 Academy Woods Drive
Gahanna, Ohio 43230-2184
614/471-0663 (Fax-0877)

PREPARED EXCLUSIVELY FOR:
Z.H.A. DEVELOPMENT, INC. and/or
LUPER SHERIFF & NEIDENTHAL, LPA
TRANSHIO/LAWYERS TITLE INS. CORP.
PARAMOUNT TITLE AGENCY, INC.

TITLE: **BOUNDARY & TOPOGRAPHICAL SURVEY OF 8.556 ACRES**
LOCATED IN PART OF LOTS 10 & 11 OF THE SUBDIVISION OF V.M.S. 1388
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

NO.	REVISION DESCRIPTION	DATE	BY

SITE NAME: **PROPOSED GROVE CITY SELF-STORAGE**
SITE LOCATION: **NWC SOUTHWEST BOULEVARD & CSX RAILROAD GROVE CITY, FRANKLIN COUNTY, OHIO**

GRAPHIC SCALE: 1"=60'
DRAWN BY: **C. TURNER** DATE: **18 MARCH 96** PROJECT NO.: **6-25/S-GC-96**

1 SHEET