

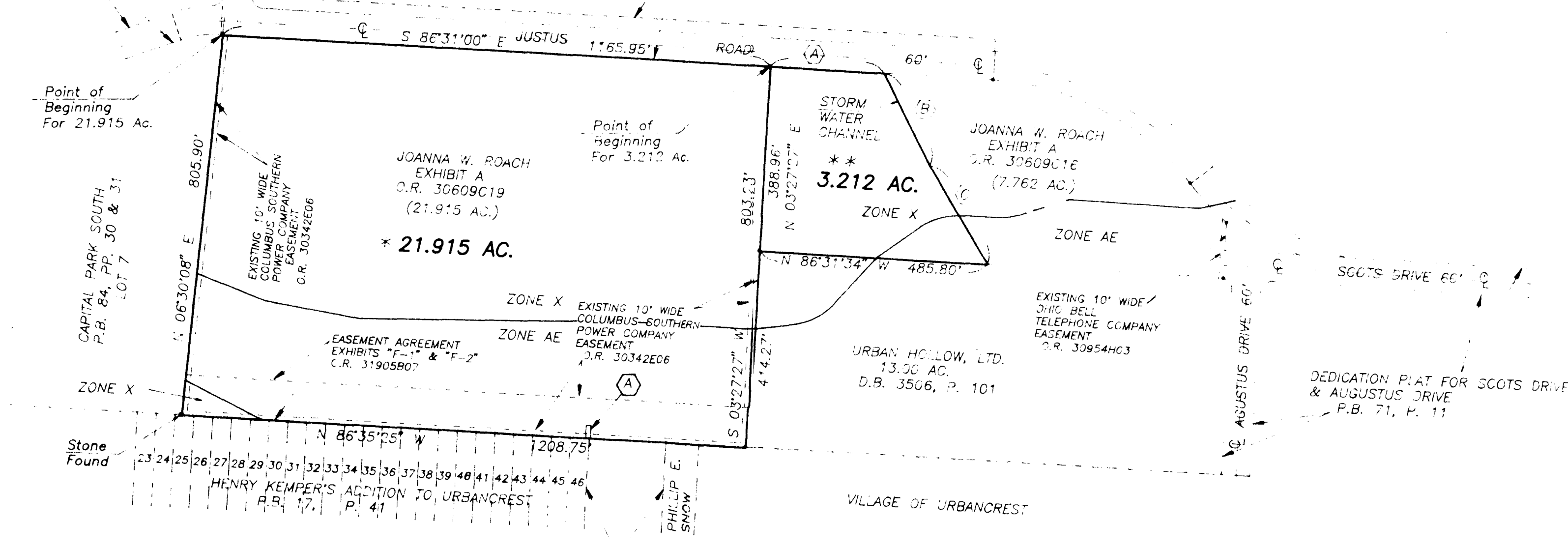
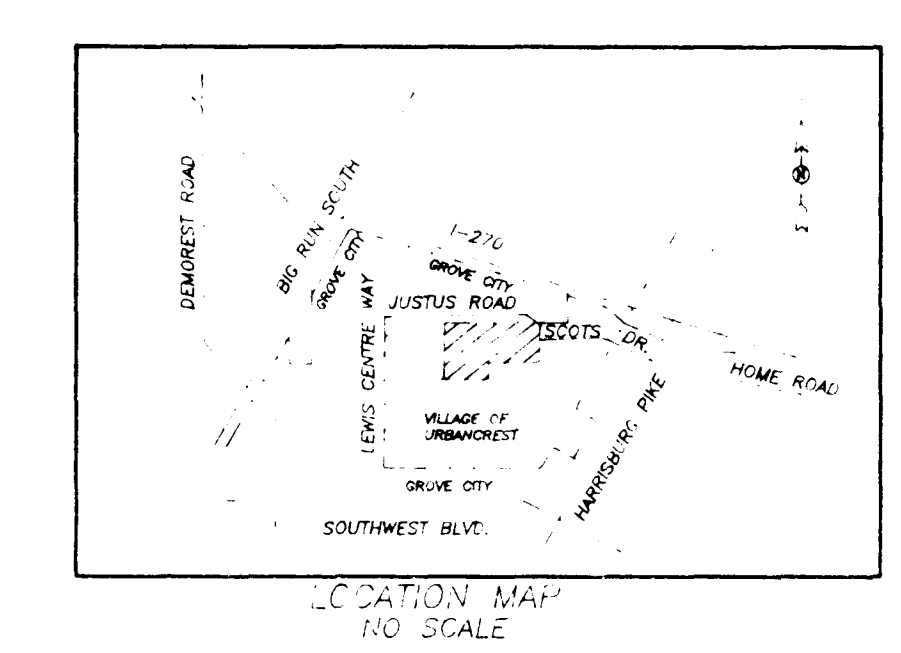
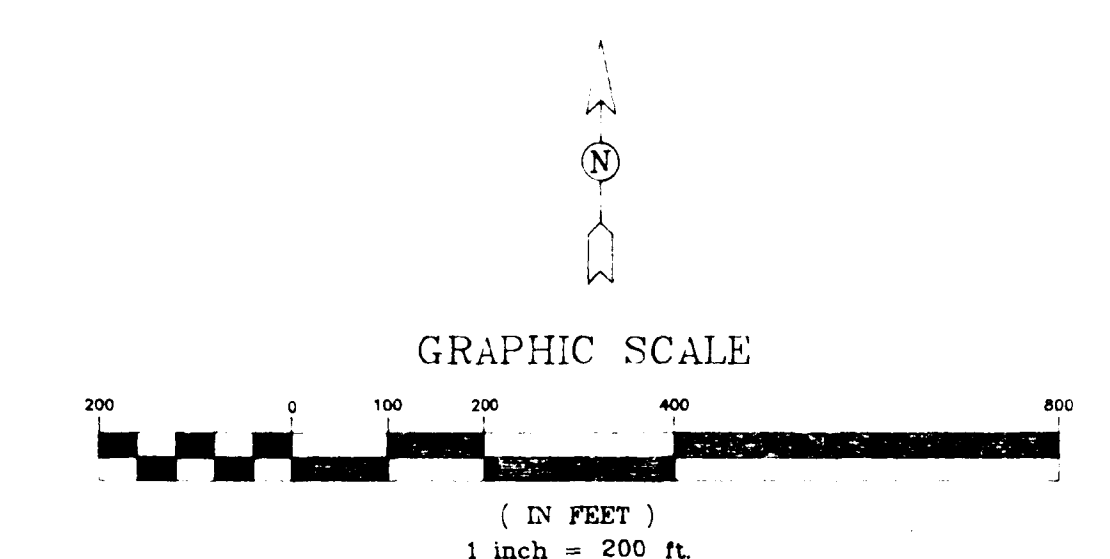
JUSTUS ROAD AND LEWIS CENTRE WAY DEDICATION AND EASEMENTS P.B. 84, P. 29

JUSTUS FRONTAGE ROAD 60'

JUSTUS ROAD NOW KNOWN AS URBANCREST INDUSTRIAL DRIVE VILLAGE OF URBANCREST ORDINANCE NO. 96-01

DEDICATION PLAT FOR JUSTUS ROAD PARK AREA AND EASEMENTS P.B. 78, P. 19

- (A) S 86°31'00" E 242.40'
- (B) S 26°37'20" E 219.38'
- (C) S 30°21'55" E 239.72'



DESCRIPTION OF 21.915 ACRES OF LAND LOCATED ON THE SOUTHERLY SIDE OF JUSTUS ROAD (NOW KNOWN AS URBANCREST INDUSTRIAL DRIVE) AND WEST OF HARRISBURG PIKE, IN THE VILLAGE OF URBANCREST, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, county of Franklin, Village of Urbancrest, being in Virginia Military Survey No. 5745 and being all of that tract of land (21.915 acres of land, more or less, according to a survey by Bauer, Davidson & Merchant, Inc.) described in Exhibit A in the deed to Joanna W. Roach, of record in Official Record 30609C19, Recorder's Office, Franklin County, Ohio, said 21.915 acres of land being more particularly described as follows:

Beginning at a 3/4-inch (I.D.) iron pipe at the northwesterly corner of said 21.915 acre tract, the same being an angle point (southwesterly corner) in the westerly terminus of the right-of-way boundary of Justus Road (now known as Urbancrest Industrial Drive by the Village of Urbancrest Ordinance No. 96-01) as the same is designated and delineated upon the dedication Plat For Justus Road, Park Area and Easements, of record in Plat Book 78, Page 19, said beginning point also being an angle point (southeasterly corner) in the easterly terminus of the right-of-way boundary of Justus Road as designated and delineated upon the record plat of Justus Road And Lewis Centre Way Dedication And Easements, of record in Plat Book 84, Page 29 and the northwesterly corner of said 21.915 acres of land, more or less, according to a survey by Bauer, Davidson & Merchant, Inc. of record in Official Record 30609C19, Recorder's Office, Franklin County, Ohio;

Thence S-86°31'00"E, with the southerly right-of-way line of said Urbancrest Industrial Drive, with the northerly line of said 21.915 acre tract, a distance of 1165.95 feet to a 3/4-inch (I.D.) iron pipe set at the northeasterly corner of said 21.915 acre tract, the same being the northwesterly corner of that tract of land (7.762 acres of land, more or less, according to a survey by Bauer, Davidson & Merchant, Inc.) described in the deed to Joanna W. Roach, of record in Official Record 30609C19, Recorder's Office, Franklin County, Ohio;

Thence S-26°37'20"E, with the southerly right-of-way line of said Justus Road and with the northerly line of said 7.762 acre tract, a distance of 219.38 feet to a point in a storm water channel;

Thence S-30°21'55"E, with said storm water channel, a distance of 239.72 feet to a point in the southerly line of said 7.762 acre tract, the same being in the northerly line of that 13.00 acre tract of land described in the deed to Urban Hollow, Ltd., of record in Deed Book 3506, Page 101, Recorder's Office, Franklin County, Ohio;

Thence N-86°31'04"W, with the southerly line of said 7.762 acre tract and with the northerly line of said 13.00 acre tract, a distance of 485.80 feet to a 3/4-inch (I.D.) iron pipe found at the southwesterly corner of said 7.762 acre tract in the easterly line of said 21.915 acre tract, said iron pipe also being the northwesterly corner of said 13.00 acre tract;

Thence N-32°27'27"E, with the westerly line of said 7.762 acre tract and with the easterly line of said 21.915 acre tract, a distance of 388.96 feet to the point of beginning and being 21.915 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in May of 1995 and in September of 1996.

All of the survey markers noted in the foregoing description were in place in September of 1996.

The bearings given in the foregoing description are based upon the bearing of S-86°31'00"E for the centerline of said Urbancrest Industrial Drive as shown on said Dedication Plat For Justus Road, Park Area And Easements.

DESCRIPTION OF 3.212 ACRES OF LAND LOCATED ON THE SOUTHERLY SIDE OF JUSTUS ROAD (NOW KNOWN AS URBANCREST INDUSTRIAL DRIVE) AND WEST OF HARRISBURG PIKE, IN THE VILLAGE OF URBANCREST, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, county of Franklin, Village of Urbancrest, being in Virginia Military Survey No. 5745 and containing 3.212 acres of land, more or less, said 3.212 acres being out of that tract of land (7.762 acres of land, more or less, according to a survey by Bauer, Davidson & Merchant, Inc.) described in the deed to Joanna W. Roach, of record in Official Record 30609C19, Recorder's Office, Franklin County, Ohio, said 3.212 acres of land being more particularly described as follows:

Beginning at a 3/4-inch (I.D.) iron pipe found in the southerly right-of-way line of Justus Road (now known as Urbancrest Industrial Drive by the Village of Urbancrest Ordinance No. 96-01) as the same is designated and delineated upon the Dedication Plat for Justus Road, Park Area and Easements, of record in Plat Book 78, Page 19, at the northwesterly corner of said 7.762 acre tract, the same being the northwesterly corner of that tract of land, (21.915 acres of land, more or less, according to a survey by Bauer, Davidson & Merchant, Inc.) described in the deed to Joanna W. Roach, of record in Official Record 30609C19, both being of record in the Recorder's Office, Franklin County, Ohio;

Thence S-86°31'00"E, with the southerly right-of-way line of said Justus Road and with the northerly line of said 7.762 acre tract, a distance of 242.40 feet to a point in a storm water channel;

Thence S-26°37'20"E, with said storm water channel, a distance of 219.38 feet to a point;

Thence S-30°21'55"E, with said storm water channel, a distance of 239.72 feet to a point in the southerly line of said 7.762 acre tract, the same being in the northerly line of that 13.00 acre tract of land described in the deed to Urban Hollow, Ltd., of record in Deed Book 3506, Page 101, Recorder's Office, Franklin County, Ohio;

Thence N-86°31'04"W, with the southerly line of said 7.762 acre tract and with the northerly line of said 13.00 acre tract, a distance of 485.80 feet to a 3/4-inch (I.D.) iron pipe found at the southwesterly corner of said 7.762 acre tract in the easterly line of said 21.915 acre tract, said iron pipe also being the northwesterly corner of said 13.00 acre tract;

Thence N-32°27'27"E, with the westerly line of said 7.762 acre tract and with the easterly line of said 21.915 acre tract, a distance of 388.96 feet to the point of beginning and containing 3.212 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in May of 1995 and in January of 1997.

All of the survey markers noted in the foregoing description were in place in September of 1996.

The bearings given in the foregoing description are based upon the bearing of S-86°31'00"E for the centerline of said Urbancrest Industrial Drive as shown on said Dedication Plat For Justus Road, Park Area And Easements.

We hereby state that this map was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in May of 1995 and in September of 1996.

All of the survey markers noted on this map were in place in September of 1996.

The bearings shown on this map are based upon the bearing of S-86°31'00"E for the centerline of said Urbancrest Industrial Drive as shown on said Dedication Plat For Justus Road, Park Area And Easements.

Easements listed in Schedule B Section 2 of The Chicago Title Insurance Company Title Policy Commitment Number 96160199 C.M. Effective Date: May 8, 1996.

City of Grove City, Ohio easement of record in Deed Book 3311, Page 143, does not apply to the land shown herein.

City of Grove City, Ohio easement of record in Deed Book 3311, Page 645, does not apply to the land shown herein.

Urban Hollow, Ltd. easement of record in Deed Book 3036, Page 158 does not apply to the land shown herein.

The document of record in Deed Book 2089, Page 122, is a deed transferring land in Canal Winchester and does not apply to the land shown herein.

Surveyor's Certificate

I, Security Capital Industrial Trust, SC Investment Services, Inc. and Chicago Title Insurance Company;

This is to state that this map or plat and the survey on which it is based were made on the date shown below of the premises described in Chicago Title Insurance Company Title Commitment No. 96160199 C.M. dated May 8, 1996 and in accordance with "Minimum Detail Requirements for ALTA, ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1991, as defined therein and includes items 1, 2, 3, 4, 6, 8, 9, 11, and 13 of Table A thereof, indicates all access easements and off-site easements appurtenant and meets the accuracy requirements of an Urban Survey, as defined therein;

This survey accurately shows the zone designation of any area shown as being within a Special Flood Hazard Area according to current Federal Emergency Management Agency Maps which make up a part of the National Flood Insurance Administration Report; Flood Insurance Rate Map for Franklin County, Ohio, Map Number 390490039 G Effective August 2, 1995. This flood plain is currently under review for redefinition.

The subject property has ingress and egress to and from Justus Road (now known as Urbancrest Industrial Drive by the Village of Urbancrest Ordinance No. 96-01) which is a public right-of-way.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

James L. Davis
James L. Davis
Professional Surveyor No. 6942

BOUNDARY SURVEY MAP OF ACREAGE PARCELS OF LAND LOCATED ON THE SOUTHERLY SIDE OF JUSTUS ROAD (NOW KNOWN AS URBANCREST INDUSTRIAL DRIVE) AND WEST OF HARRISBURG PIKE, IN THE VILLAGE OF URBANCREST, COUNTY OF FRANKLIN, STATE OF OHIO

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