SURVEY FOR

G.F.S. SITE

SITUATED IN AND BEING PART OF LOT 4 OF
"BROADWAY COMMERCIAL CENTER" (P.B. 88, PG. 77-78)
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

LEGAL DESCRIPTION

Situated in Grove City, Franklin County, Ohio, and being part of Lot 4 as same is designated and delineated upon the recorded plat of "Broadway Commercial Center" of record in Plat Book 88, Pages 77-78 (all references cited in this description refer to the records of the Recorder's Office, Franklin County, Ohio); the subject tract containing 2.127 acres and being more particularly described as follows:

Beginning at a 3/4 inch I.D. iron pipe found at a southeasterly corner of said Lot 4, also being the northeasterly corner of Lot 3 of said subdivision, and being in the westerly right-of-way of Broadway (U.S. Route 62);

Thence, from the point of beginning, with a southerly line of Lot 4, also being the northerly line of said Lot 3, NORTH 55°59'41" WEST a distance of 319.99 feet to a 3/4 inch I.D. iron pipe found at the northwesterly corner of said Lot 3;

Thence with a series of new division lines, across and through said Lot 4 for the following two (2) courses:

1.) NORTH 34°00'19" EAST a distance of 199.67 feet to a 3/4 inch I.D. iron pipe set;

2.) SOUTH 87°33'52" EAST a distance of 152.80 feet to a pinch top iron pipe found at a northeasterly corner of Lot 4, also being the southwesterly corner of a 1.196 acre tract conveyed to Allen L. Leffler in Official Record 32760 I02;

Thence with a northerly line of Lot 4, also being the southerly line of the said 1.196 acre Leffler tract, SOUTH 87°33'52" EAST a distance of 199.27 feet to a 3/4 inch I.D. iron pipe found at a northeasterly corner of Lot 4, also being the southeasterly corner of said 1.196 acre Leffler tract, also being in the westerly right-of-way line of Broadway (U.S. Route 62);

Thence with an easterly line of Lot 4, also being the westerly right-of-way line of said Broadway (U.S. Route 62) for the following two (2) courses:

1.) SOUTH 29°18'26" WEST a distance of 208.19 feet to a 3/4 inch I.D. iron pipe found at a point of curvature of a non-tangent circular curve;

2.) Southwesterly along the arc of a curve to the right having a radius of 5687.08 feet, a central angle of 1°46'43", the chord of which bears SOUTH 33°02'21" WEST, a chord distance of 176.53 feet to the point of beginning.

Containing 2.127 acres of land as geometrically described herein.

[illegible] easements, and rights-of-way of previous record.

Basis of Bearings: Bearings of record in the recorded plat of "Broadway Commercial Center" of record in Plat Book 88, Pages 77 and 78.

[illegible] written by George W. Schweitzer, Ohio Surveyor No. [illegible] from an actual field survey of the premises performed on July 9, 1999.

[illegible] monument at station 54+90, 34' Right was established by a differential level loop run [illegible] as shown on City of Grove City [illegible] Broadway (US-62) (1127).

[illegible] existing spot elevations.

All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

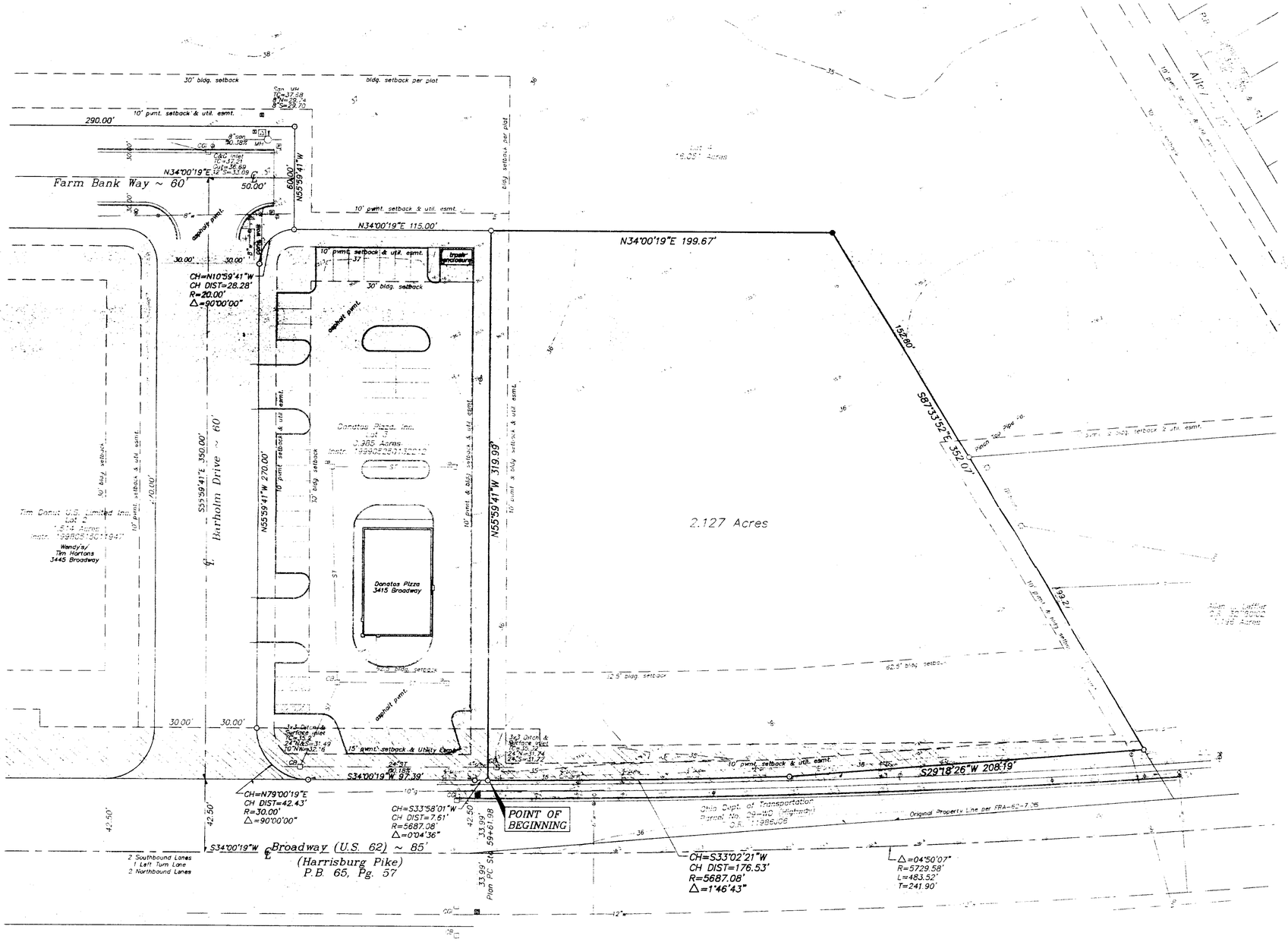
According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 390490239 G (effective date August 2, 1995), the property surveyed and shown hereon lies within Zone X (areas determined to be outside 500-year floodplain).

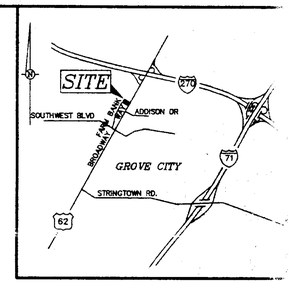
The utilities and services shown on this drawing were located based upon observable field evidence and utility records supplied by the client. Underground lines were NOT physically located.

Record boundary dimensions where different from field measurements are shown in parenthesis.

Trees, shrubs, irrigation lines, and any other landscape improvements were NOT located.

Current City of Grove City zoning is C-2.





LOCATION MAP
No Scale

LEGEND

- 3/4" Iron Pipe (Found/Set)
- PK Nail (Found/Set)
- Railroad Spike (Found/Set)
- Concrete Monument (Found)
- CB Catch Basin
- MH/GT Sewer Manhole or Grease Trap
- Sanitary Sewer Cleanout
- Fire Hydrant
- Water Valve
- Gas Valve
- Gas Marker
- Yardlight
- Light or Utility Pole
- Sign Pole
- Utility Pole Anchor
- Pad-Mounted Transformer
- Electric Pull Box
- Utility Box
- Telephone Pedestal
- Overhead Utility Line
- Underground Utility Line
- Storm Sewer Line
- Sanitary Sewer Line
- Water Line
- Fence Line
- Number of Parking Spaces
- Green Space Area
- Existing Spot Elevation
- Ohio Dept. of Transportation Parcel No. 29-S (Channel Easement) O.R. 11985J06

UTILITY SERVICES:

Gas Service:
Columbia Gas of Ohio, Inc.
220 West Goodale Blvd.
Columbus, Ohio 43212
800-440-6111

Electric Service:
American Electric Power
215 North Front Street
Columbus, Ohio 43215 2291
800-672-2177

Telephone Service:
Ameritech
45 Erieview
Cleveland, Ohio
800-660-3000

Storm Sewer, Sanitary Sewer, & Water Service:
City of Grove City
[illegible] Service Director
[illegible] 43123
[illegible]
Location of Underground Utilities
O.U.P.S. 1-800-362-2764

0 30 60
SCALE 1 INCH = 30 FEET

I hereby certify that:

The foregoing drawing was prepared from the results of an actual field survey of the premises performed on July 9, 1999 and is correct to the best of my knowledge and belief. This map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992 and includes Items 1, 2, 3, 4, 8, 9, 10, and 11 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.

STATE OF OHIO
GEORGE W. SCHWEITZER
6-6736
REGISTERED
PROFESSIONAL SURVEYOR

George W. Schweitzer 7-23-99
George W. Schweitzer — Date
Ohio Professional Surveyor No. 6736

Revised: 00-00-00

Geo-Graphics Inc.
Land Surveying & Civil Engineering
685 North James Road Columbus, Ohio 43219
614-231-2016

SURVEY FOR
G.F.S. SITE
2.127 ACRES
U.S. ROUTE 62, CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=30'	KWH	GWS	07-14-99	1 OF 1