

DESCRIPTION OF 9.534 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, being 9.534 acres of Lot 14 as shown and delineated upon the plat "SouthPark", a subdivision of record in Plat Book 71, Pages 31 and 32, resubdivided in Plat Book 82, Pages 3 and 4, all recording references herein being to the records of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning FOR REFERENCE at an iron pin found in the easterly right-of-way line of Gantz Road (80 feet in width), at the southwest corner of said Lot 14 as resubdivided, at the northwest corner of Lot 1 of said resubdivision; thence along said easterly right-of-way line the following courses:

1. With the arc of curve to the left having a radius of 1,743.00 feet, a central angle of 01°12'04", the chord of which bears North 02°30'45" East, a chord distance of 36.54 feet to an iron pin set;
2. North 01°54'43" East, a distance of 262.08 feet to an iron pin set at the TRUE PLACE OF BEGINNING;

Thence North 01°54'43" East, continuing along said right-of-way line, a distance of 73.25 feet to an iron pin set at the southwest corner of that 1.783 acre tract of land as described in a deed to the City of Grove City, of record in Instrument Number 199911020275265;

Thence along the southerly line of said 1.783 acre tract the following courses:

1. South 88°05'17" East, a distance of 60.00 feet to an iron pin set;
2. North 20°32'01" East, a distance of 252.65 feet to an iron pin set;
3. North 77°35'26" East, a distance of 450.52 feet to an iron pin set in the southerly right-of-way line of Marlane Road (width varies), in the northerly line of said Lot 14;

Thence South 79°47'18" East, along said right-of-way and northerly lines, a distance of 255.80 feet to the northeast corner of said Lot 14 and the northwest corner of that 43.817 acre tract of land as described in a deed to North American Broadcasting Company, of record in Deed Book 2737, Page 135, witnessed by an iron pin found 0.42 feet south;

Thence South 20°16'14" West, along the easterly line of said Lot 14 and the westerly line of said 43.817 acre tract, a distance of 834.54 feet to the southwest corner of said Lot 14 as resubdivided, and a northeast corner of said Lot 1, witnessed by an iron pin with cap stamped "Matmar, Inc.", found 0.42 feet north;

Thence North 77°29'22" West, along the common line between said Lot 14 and said Lot 1, a distance of 353.49 feet to an iron pin set;

Thence through said Lot 14 the following courses:

1. North 01°54'43" East, a distance of 329.28 feet to an iron pin set;
2. North 69°17'58" West, a distance of 32.85 feet to an iron pin set;
3. North 88°05'17" West, a distance of 188.90 feet to the TRUE PLACE OF BEGINNING and containing 9.534 acres of land.

Bearings herein are referenced to the NAD 83 Ohio State Plane Coordinate System, South Zone, based on a GPS survey.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E Companies/S-6872".

This description was prepared by M-E Companies, Inc. based on an actual field survey of the premises in June, 2002.

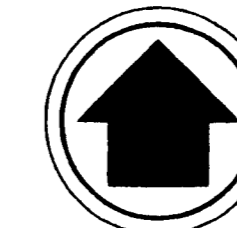
NOTES

- 1) Survey prepared with the benefit of the Title Commitment prepared by Stewart Title Guaranty, Commitment No. 520011001, with an effective date of August 23, 2002. Application of easements, conditions, etc., in Schedule B - Section II of said Commitment is as follows:
 8. Apply - shown where possible.
 9. Does NOT apply.
 10. Applies - plotted
 11. Applies - not plottable. Grants right to install electric lines along the southerly side of the E-W portion of Gantz Rd.
 12. Applies - not plottable. Grants right to install telephone lines along the southerly side of the E-W portion of Gantz Rd.
- 2) Subject property is zoned "PUD-R". Maximum building height is 35'. Building Setbacks are plotted.
- 3) Subject property is part of Tax Parcel No. 040-007215.

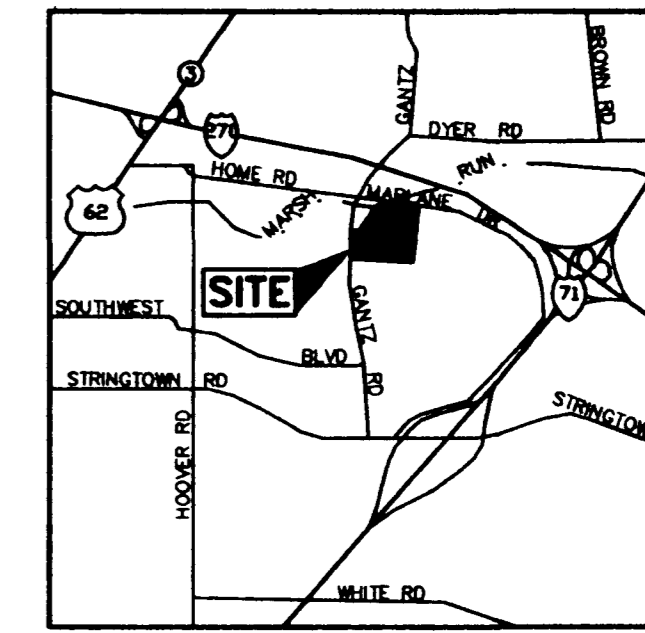
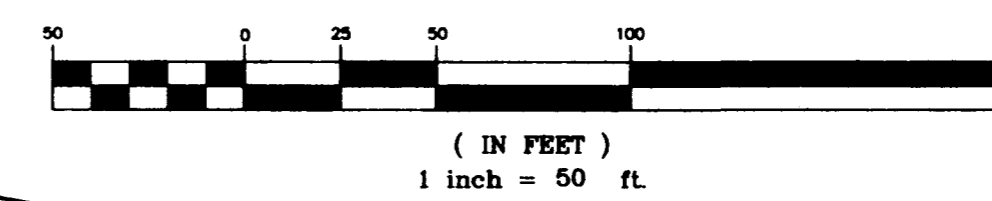
FLOOD NOTE

Subject property is in Flood Zone "X" (Areas determined to be outside 500-year floodplain) per FEMA FIRM Map No. 39049C0243 G, with an effective date of August 2, 1995.

SITUATED IN:
SURVEY Nos. 6839 & 8231
VIRGINIA MILITARY SURVEY



GRAPHIC SCALE



VICINITY MAP
(NOT TO SCALE)

LEGEND

- ⊙ IRON PIN FOUND
- ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY LIFT STATION
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ TRAFFIC POLE
- ⊙ TELEPHONE BOX
- ⊙ MAILBOX
- ⊙ GAS METER
- ⊙ GAS MARKER
- STORM MANHOLE
- STORM SEWER INLET
- ⊙ WATER METER
- ⊙ ELECTRIC BOX
- ⊙ LIGHT POLE
- ⊙ GUY ANCHOR
- ⊙ SIGN
- ⊙ BOLLARD
- WATERLINE
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND TELEPHONE
- FENCE

BASIS OF BEARINGS

Bearings are referenced to the NAD83 Ohio State Plane Coordinate System, South Zone, based on a GPS survey. Rotate 03°25'17" CCW to match bearings indicated in Plat Book 71, Page 31.

CERTIFICATION

The undersigned hereby certifies to Stewart Title Guaranty Company, Stewart Title Agency of Columbus and MH Murphy Development Co., as of the date of survey as follows: this survey was actually made upon the ground; it and the information, courses and distances shown hereon are correct; the title lines and lines of actual possession are the same; that there are no encumbrances or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvement or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and the property is in Flood Zone "X" (Areas determined to be outside the 500 year floodplain) according to F.E.M.A. Map Panel No. 39049C0243 G, with an effective date of August 2, 1995. This survey was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 1999 and meets the accuracy requirements defined therein.

NO PLAT REQUIRED

Richard L. Stage Date
City Administrator
City of Grove City
9/23/02

REVISIONS

DATE	BY	DESCRIPTION



Chief Surveyor
635 Broadview Blvd
Westerville, OH 43081
Contact: Rocky Lomano
614-890-1100 Fax: 614-890-1402



ALTA/ACSM
LAND TITLE SURVEY
SOUTHPARK SUBDIVISION
FRANKLIN COUNTY
GROVE CITY, OHIO

FIELD	PM	DRAW
AK	DW	MPL
F.B. 189	PG. 2	
JOB NO.:	02-265-1-1-43	
DATE:	SEPTEMBER 11, 2002	
SCALE:	1" = 50'	
PRINTED BY:	M-E COMPANIES WESTERVILLE, OHIO	
DATE:	SEP 11 2002	
SHEET NO.:	1/1	

J:\Land Projects\02-265\mg\02265ALTA.dwg by:romano on 09/11/2002 09:26:45 am ~ for M-E Companies, Inc.