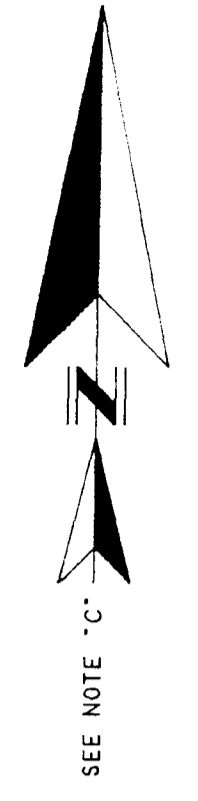


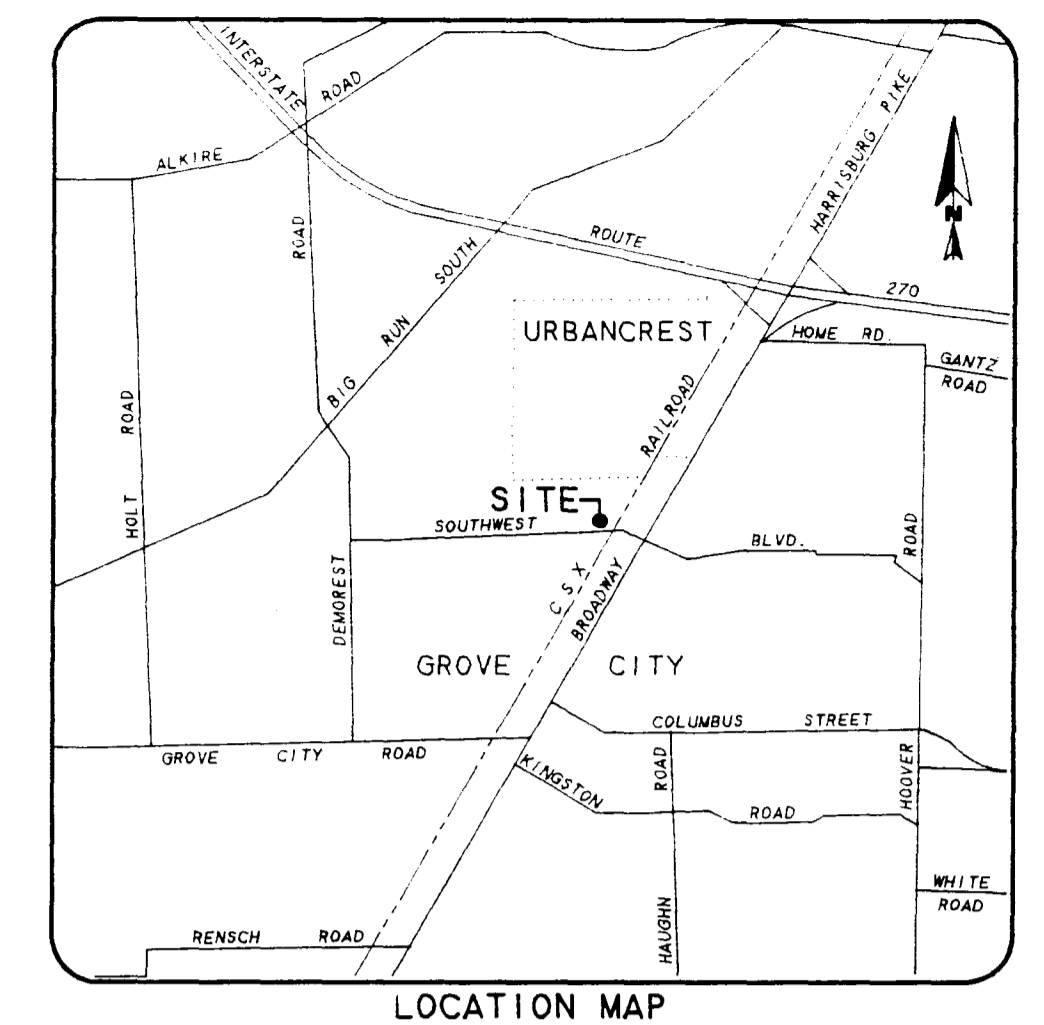
DEED P.O.B.
(O.R. 13526, PG. D-04)

URBANCREST
P.B. 4, PG'S. 349, 350 & 351

0-31-F



- LEGEND/ABBREVIATIONS**
- IP (P/S) - Iron Pipe (Found/Set)
 - SP (P/S) - Solid Pin (Found/Set)
 - RP (P/S) - Rubber (Found/Set)
 - RS (P/S) - Railroad Spike (Found/Set)
 - PS (P/S) - Pony Spike (Found/Set)
 - PK (P/S) - P.K. Nail (Found/Set)
 - CM (P/S) - Conc. Monument (Found/Set)
 - MBF - Monument Box Found
 - C - Center Line
 - PL - Property Line
 - R/W - Right-of-Way Line (R-REG. DIST. - Record)
 - SM - Bench Mark
 - MH - Manhole
 - CO - Clean Out
 - SAN - Sanitary Sewer
 - ST - Storm Sewer
 - CB - Catch Basin
 - SI - Storm Inlet
 - WL - Water Line
 - FL - Fire Hydrant
 - WV - Water Valve
 - WT - Water Tap
 - WMP - Water Meter (Pit)
 - IRB - Irrigation
 - QAS - Natural Gasline
 - GT - Gas Tap
 - OLM - Gasline Marker
 - VT - Valve Box
 - OHL - Overhead Utility Lines
 - PF - Power Pole
 - TP - Telephone Pole
 - UP - Utility Pole
 - LP - Light Pole
 - GW - Guy Wire
 - OP - Guard Post/Guy Pole
 - AL - Area Lamp
 - UGE - Underground Electric
 - UGT - Underground Telephone
 - UTV - Underground Television
 - TH - Telephone
 - E/P - Edge of Pavement
 - B - Blacktop
 - C - Concrete
 - S/C - Back of Curb
 - TC - Top Curbing/Carriage
 - G - Gutter
 - NP - No Parking
 - W - With



T. RICHARD BARBEE
D.B. 2805, PG. 40
&
T. RICHARD BARBEE, JR.
44.593 AC.
O.R. 13526, PG. D-04

12.034 ACRES

NO BUILDINGS, IMPROVEMENTS OR PARKING

- GAS**
Columbia Gas of Ohio
101 W. Town Street
Columbus, Ohio 43215
(614) 460-2222
- SERVICES/ZONING REGS.**
City of Grove City
4035 Broadway
Grove City, OH 43123
(614) 871-6331
- ELECTRIC**
Columbus Southern Power
215 N. Front Street
Columbus, Ohio 43215
(614) 464-7111
- TELEPHONE**
Ameritech
150 E. Gay Street
Columbus, Ohio 43215
(800) 572-8100
- Field Locations/Underground Utilities (O.U.P.S.): 1-800-362-2764
-- CALL TWO DAYS BEFORE YOU DIG --

12.034 ACRES

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 those lands described in Deed Book 2805, Page 40 to T. Richard Barbee, some lands being part of that 44.593 acre tract of land described in Official Record 13526, Page D-04 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 at the intersection of the northerly right-of-way line of Southwest Boulevard (variable width right-of-way), with the easterly right-of-way line of the C.S.X. Railroad (60 feet in width), said intersection being 91.93 feet right of centerline station 7+66.57 of said Southwest Boulevard (see Plan & Profile sheets 4 & 5 of 24, Southwest Boulevard Extension);

thence westerly along said northerly right-of-way line of Southwest Boulevard, being the southerly line of said 44.593 acre tract, North 68°18'02" West, 35.74 feet to a 5/8" solid pin found 95.00 feet right of Southwest Boulevard centerline station 8+00, being an angle point in said line;

thence continuing westerly along said line, North 83°40'37" West, 317.80 feet to a 3/4" pipe set 74.00 feet right of centerline station 11+00, being an angle point in said line;

thence continuing westerly along said line, North 89°35'18" West, 155.03 feet to a 3/4" pipe set;

thence northeasterly through said 44.593 acre tract, North 24°55'44" East, 291.22 feet to an iron pipe set;

thence northeasterly along a line 490.25 feet northeasterly of, as measured perpendicular to and parallel with, the westerly line of said C.S.X. Railroad, North 32°42'46" East (passing the apparent southerly plat boundary of "URBANCREST" Subdivision, of record in Plat Book 4, Pages 349 thru 350, inclusive, at 762.48 feet) a distance of 765.50 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, 1787.44 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, (passing a 1/2" solid pin found at 566.81 feet) a distance of 567.89 feet to the westerly right-of-way line of said C.S.X. Railroad;

thence southeasterly along the westerly right-of-way line of said C.S.X. Railroad, South 32°42'46" West, (passing the apparent southerly plat boundary of said "URBANCREST" Subdivision at 1.58 feet) a distance of 1109.73 feet to the Point of Beginning, containing 12.034 acres of land, more or less, as surveyed and described in April of 1995, 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 the meridian used for the right-of-way acquisition of Southwest Boulevard (see Deed Book 3734, Page 238), N 68°18'02" W.

By *Carl E. Turner, Jr.*
Carl E. Turner, Jr., Registered Surveyor No. 6702
10 APR 95
Date

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

- 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. 11118, Pg. 05; O.R. 13526, Pg. D-04; O.R. 15188, Pg. H-11; O.R. 28295, Pg. I-20; & P.B. 30, Pg. 49. Franklin County Tax Map O-31-D, Plan & Profile 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 southwest corner of "URBANCREST" Subdivision, together with monumentation found along the centerline of Fourth Avenue (next street north), creates an overlap of the Plat Boundary and the Deed Line of the subject 44.593 acre tract, as defined by monumentation called for and found at the northeast and northeast corners of said tract. The overlap is 4 feet at the southwest corner of the Subdivision, 2.6 feet at the northeast corner of the 12.034 acres, and 1.4 feet at the northeast corner of the subject tract. Also, the southerly pavement of the 15 foot alleyway of said "URBANCREST" encroaches the Deed Line. Encroachment varies from 0.5' at northeast corner of the 12.034 acres, to 4.9' to 1' east. Lamp pole encroaches Deed Line 4.9'. 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. Fidelity National Title Insurance Company, Commitment No. 2201-12261, dated March 2, 1995, listed the following easements in Schedule B-11, Item 7:
D.B. 3307, Pg. 353; N/A (Not Applicable).
D.B. 3734, Pg. 238; R.O.W. for Southwest Blvd. reserving access for ingress/egress thereto.
O.R. 7913, Pg. A-18; Blanket easement for gas wire located near southeast corner. As Shown.
O.R. 12214, Pg. E-15; Telephone Easement-As Shown.
O.R. 12314, Pg. E-03; 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 side and rear yard setback. There are no lot split requirements. Access is not restricted, but may be subject to City approval. The access near the southeast corner may be relocated.
- NOTE "H" -- Underground public or quasi public utilities and structures shown hereon are based upon field location of surface structures, markings by O.U.P.S., and various plans provided by the City Engineer's Office (EMH&T).**
- NOTE "I" -- No physical evidence of cemeteries or burial grounds observed.**

The undersigned, a registered land surveyor licensed to practice in the State of Ohio, hereby declares exclusively to ASHLAND INC. and/or FIDELITY NATIONAL TITLE INSURANCE COMPANY of New York, that on the basis of my knowledge, information and belief, this plat and the survey upon which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1992, includes all items of Tabular Items 5, 6, 12, and pertinent to the accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this declaration) of an Urban Survey, of part of that 44.593 acre tract described in Official Record 13526, Page D-04 to T. Richard Barbee, Jr. (Recorder's Office, Franklin County, Ohio).

NOT AN AUTHORIZED DOCUMENT
UNLESS ORIGINALLY SEALED.
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238 Academy Woods Drive
Gahanna, Ohio 43230-2184
614/471-0663 (Voice & Fax)

PREPARED EXCLUSIVELY FOR:
ASHLAND CHEMICAL and/or
ASHLAND INC. and/or
FIDELITY NATIONAL TITLE INS. CO.

TITLE: **ALTA/ACSM LAND TITLE SURVEY OF 12.034 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:

ASHLAND CHEMICAL
SITE LOCATION:
N.W. CORNER SW. CORNER
SOUTHWEST BLVD. & CSX RAILROAD
GROVE CITY, FRANKLIN COUNTY, OHIO

GRAPHIC SCALE: 1"=60'
DRAWN BY: C. TURNER
DATE: 10 APR 1995
PROJECT NO.: 15-25/5-GC-95