



**VICINITY MAP**  
NOT TO SCALE

**SURVEY DATA:**

IRON PINS SET ARE 3/4" I.D., 30" IN LENGTH WITH A PLASTIC PLUG, PLACED IN TOP, INSCRIBED WITH THE NAME "WOOLPERT".

BEARINGS SHOWN HEREON ARE BASED ON "SOUTHPARK", AS RECORDED IN PLAT BOOK 71, PAGES 31 AND 32, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

SURVEY BASED UPON DEEDS AND PLATS OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND AS LABELED HEREON.

AN ACTUAL SURVEY OF THE PREMISES WAS MADE BY WOOLPERT, COLUMBUS, OHIO IN APRIL, 1994.

**ZONING REGULATIONS:**

THE SUBJECT PROPERTY IS ZONED "IND. 1" LIGHT INDUSTRIAL.

**NOTES:**

THE LAND DEPICTED HEREON IS NOT LOCATED WITHIN THE "100 YEAR FLOOD" AND IS LOCATED WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY - PANEL NUMBER 390173 0001 B.

UTILITY LINES DEPICTED, WHICH ARE TYPICALLY UNDERGROUND, HAVE BEEN GENERATED IN PART BY FIELD OBSERVATION AND IN PART BY USING EXISTING UTILITY PLANS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES.

AREAS A AND B ARE AREAS OF DUMPED FILL, THAT HAVE BEEN PLACED ON THE SITE SINCE APRIL, 1994 THE DATE OF THE ORIGINAL SURVEY. CONTOURS IN THESE AREAS DO REFLECT THESE CHANGES AS OF OCTOBER 1994.

TOPOGRAPHIC FEATURES SHOWN HEREON ARE FROM AN ACTUAL FIELD SURVEY PERFORMED IN APRIL, 1994 AND WILL NOT REFLECT ANY CHANGES TO THE PHYSICAL SITE THROUGH MAN MADE OR NATURAL OCCURANCES BEYOND SAID DATE EXCEPT AS NOTED.

**BENCH MARKS**

- B.M. 1 NORTH BOLT OF FIRE HYDRANT, FIRST FIRE HYDRANT EAST OF McDOWELL ROAD ON SOUTH SIDE OF SOUTHWEST BOULEVARD. ELEV. 795.93
- B.M. 2 NORTHEAST BOLT OF FIRE HYDRANT, SECOND FIRE HYDRANT SOUTH OF SOUTHWEST BOULEVARD ON WEST SIDE OF McDOWELL ROAD. ELEV. 797.31

**EASEMENTS:**

THE EASEMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE FROM LAWYERS TITLE INSURANCE CORPORATION, APPLICATION NUMBER CT 2350.

THE EASEMENTS AND/OR RESTRICTIONS CONTAINED IN SAID TITLE COMMITMENT AND LISTED BELOW DO AFFECT THE 16.154 ACRE TRACT.

OFFICIAL RECORD 21969H01  
 OFFICIAL RECORD 22968J08  
 OFFICIAL RECORD 24359I02  
 OFFICIAL RECORD 22547E09  
 OFFICIAL RECORD 27363D14  
 OFFICIAL RECORD 14278C15  
 OFFICIAL RECORD 18197C06  
 OFFICIAL RECORD 18205A07

THE EASEMENTS AND/OR RESTRICTIONS CONTAINED IN SAID TITLE COMMITMENT AND LISTED BELOW DO NOT AFFECT THE 16.154 ACRE TRACT. DEED BOOK 3781 PAGE 853

**16.154 ACRES**  
(NO BUILDINGS-AS OF APRIL 1994)  
(ADDRESS 2297 SOUTHWEST BLVD.)

PDI COLUMBUS III LIMITED PARTNERSHIP  
AN OHIO PARTNERSHIP  
LOT 7  
P.B. 71, P.G.S. 31 & 32  
(NO BUILDINGS-AS OF APRIL 1994)  
(ADDRESS 2235 SOUTHWEST BLVD.)

**SOUTHPARK**  
P.B. 71 P.G.S. 31 & 32

HZZUII EQUITIES, INC.,  
A DELAWARE CORPORATION  
30.208 ACRES  
O.R. 21969H06

CARRIAGE COURT CO.  
3.311 ACRES  
O.R. 12374G18

ALLEN McDOWELL'S  
LITTLE FARMS  
AMENDED PLAT  
P.B. 17, PG. 284

**CERTIFICATION**

The undersigned hereby certifies to The Huntington National Bank and to Lawyers Title Insurance Corporation, as of April 25, 1995 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of an Urban Class Survey, as defined therein.



*Michael Joseph Purtee*  
MICHAEL JOSEPH PURTEE  
OHIO REGISTERED SURVEYOR NO. 7424  
DATE: 26 April 1995

**LEGEND**

- |                     |      |                       |        |
|---------------------|------|-----------------------|--------|
| STONE FOUND         | ●    | UNDERGROUND TELEPHONE | -T-    |
| IRON PIN FOUND      | ●    | WATER VALVE           | ⊗ W.V. |
| IRON PIN SET        | ○    | MANHOLE               | ○ M.H. |
| WATER LINE          | -W-  | CURB INLET            | □ C.I. |
| SANITARY SEWER LINE | -S-  | FIRE HYDRANT          | ⊗ F.H. |
| STORM SEWER LINE    | -ST- | GAS LINE MARKER       | ⊗      |
| FORCE MAIN          | -FM- | TELEPHONE PEDESTAL    | ⊗      |
| GAS LINE            | -G-  |                       |        |

No.	Date	Revisions
1	4-95	UPDATE FOR TITLE COMMITMENT

**S-2**

**ALTA/ACSM LAND TITLE SURVEY**  
**SURVEY OF A 16.154 ACRE TRACT**  
**BEING A PART OF VIRGINIA MILITARY**  
**SURVEY NO. 6839**  
 CITY OF GROVE CITY  
 FRANKLIN COUNTY, OHIO

400 SOUTH FIFTH STREET SUITE 200 COLUMBUS, OHIO 43215-5437 614-469-1311	DES. CONTRACT DR. D.K.T. SCALE: 1"=50' DATE: MAY 18, 1994
WOOLPERT	SHEET NO. 1 OF 2
APPROVED BY: mjp	FILE NO. 51-19628-01