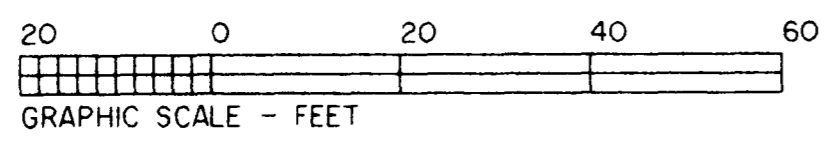


# ALTA/ACSM Survey on Haughn Road Grove City, Ohio

FOR  
South-Western City Schools  
Board of Education  
2975 Kingston Avenue  
Grove City, Ohio 43123-3304



Basis of Bearing - North P/L line of surveyed parcel, North 86 degrees 41 minutes 53 seconds East, an ASSUMED bearing.

Board of Education  
Grove City-Jackson Exempted  
Village School District  
D.B. 1865, Pg. 465

Commencing Point

P.O.B.

UNDEFINED EASEMENT  
Reservation per O.R. 7409 A 07  
D.B. 1843, Pg. 399  
O.R. 824 A-17  
Full length of property

N 86°41'53"E 409.27'

Asphalt

Parcel I

Donna B. Krupp  
O.R. 07409 A 07

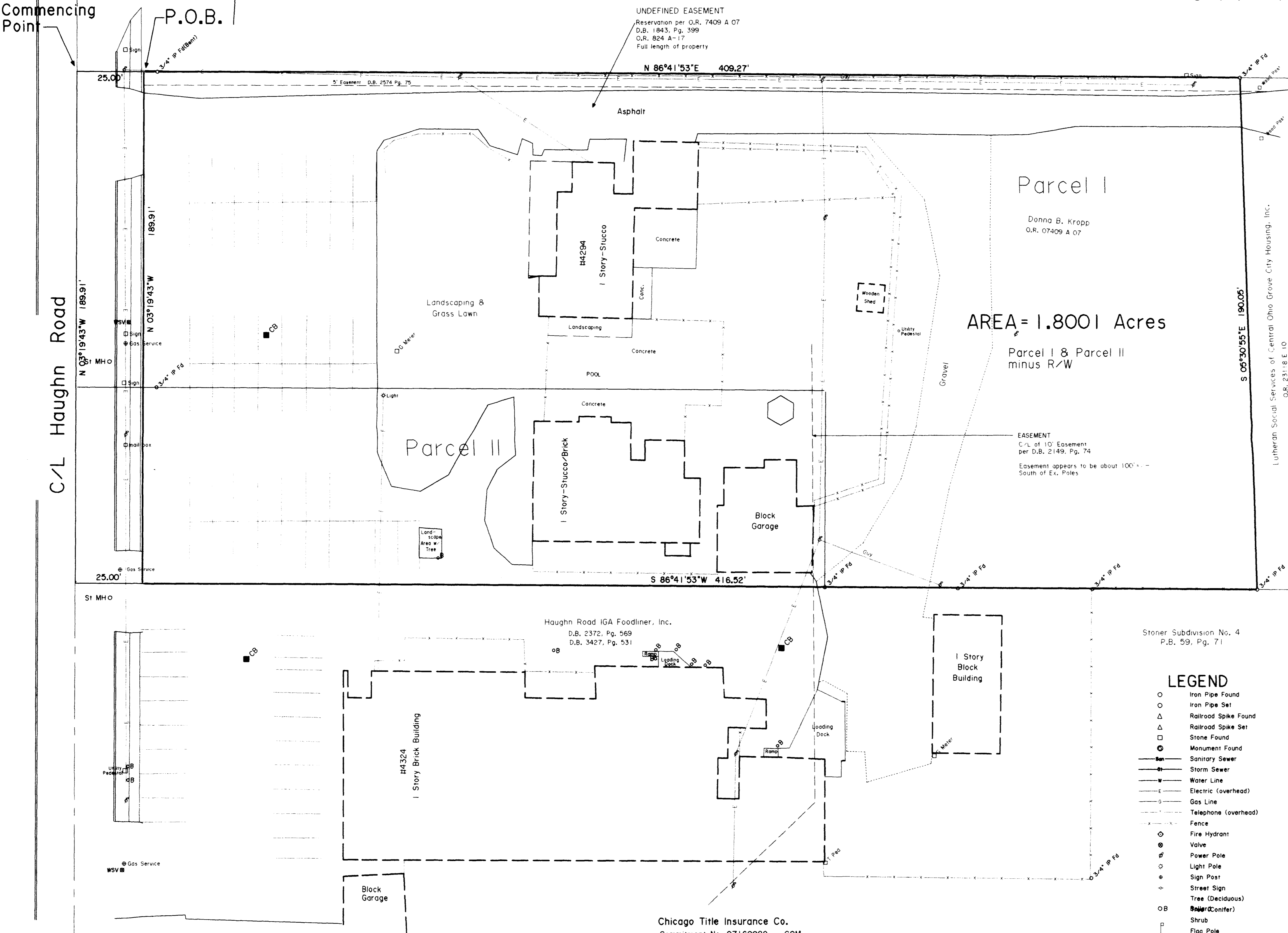
AREA = 1.8001 Acres

Parcel I & Parcel II  
minus R/W

EASEMENT  
C/L of 10' Easement  
per D.B. 2149, Pg. 74  
Easement appears to be about 100' -  
South of Ex. Poles

### Description of 1.8001 Acres

Situate in the State of Ohio, County of Franklin, in the City of Grove City, being a part of Survey 1383 of the Virginia Military District, being all of the land as described in the Chicago Title Insurance Company A.L.T.A. Commitment #97160082, and being more particularly described as follows:  
Commencing at the northwest corner of the land described in the Commitment:  
THENCE, North 86 degrees 41 minutes 53 seconds East, along the south line of the Board of Education Grove City-Jackson Exempted Village School District parcel (Deed Book 1865, Pg. 465) for a distance of 25.00' to a point, the TRUE POINT OF BEGINNING for the herein described parcel;  
THENCE, North 86 degrees 41 minutes 53 seconds East, continuing along said line, passing an iron pipe found at 5.00', for a total distance of 409.27' to a 3/4" iron pipe found;  
THENCE, South 05 degrees 30 minutes 55 seconds East, along the west line of the Lutheran Social Services of Central Ohio Grove City Housing, Inc., for a distance of 190.05' to a 3/4" iron pipe found;  
THENCE, South 86 degrees 41 minutes 53 seconds West, along the north line of Stoner Subdivision No. 4 (P.B. 59, Pg. 71) and the south line of the Commitment parcel, passing 3/4" iron pipes at 61.35', 0.15 south, 111.40', 0.19' south, and 161.25', 0.08' south, for a total distance of 416.52' to a point, said point being 25.00' from the centerline of Haughn Road;  
THENCE, North 03 degrees 19 minutes 43 seconds West, along a line parallel to the west line of said Commitment parcel and the centerline of Haughn Road, for a distance of 189.91' to the POINT OF BEGINNING.  
Containing 1.8001 Acres of land, more or less.  
Subject to any legal conditions, easements, restrictions, or rights of way of record.  
This description prepared by Ahlers, Moe and Assoc., Inc., in March, 1997 is based on an actual field survey by same in March, 1997. The basis of bearing, which is assumed, is the north P/L of the Commitment parcel, which bears North 86°41'53" E.



Stoner Subdivision No. 4  
P.B. 59, Pg. 71

Haughn Road IGA Foodliner, Inc.  
D.B. 2372, Pg. 569  
D.B. 3427, Pg. 531

### LEGEND

- Iron Pipe Found
- Iron Pipe Set
- △ Railroad Spike Found
- △ Railroad Spike Set
- Stone Found
- ⊙ Monument Found
- Sanitary Sewer
- Storm Sewer
- Water Line
- Electric (overhead)
- Gas Line
- Telephone (overhead)
- Fence
- Fire Hydrant
- Valve
- Power Pole
- Light Pole
- Sign Post
- Street Sign
- Tree (Deciduous)
- Tree (Conifer)
- Shrub
- Flag Pole
- Test Boring

Chicago Title Insurance Co.  
Commitment No. 97160082 COM

- C. This property is subject to a blanket type easement in favor of the Columbus Railway, Power and Light Co., of record in Deed Book 914, Page 491.
- D. The Easement in favor of Ohio Bell Telephone of record in Deed Book 915, Page 69 is not platiable.
- E. The Easement in favor of Columbus and Southern Ohio Electric, of record in Deed Book 2006, Pg. 108, does not affect the subject property.
- G. The Easement in favor of Columbus and Southern Ohio Electric, of record in Deed Book 2149, Pg. 74, affects the subject property and is shown hereon.
- H. The Easement in favor of Ohio Bell Telephone of record in Deed Book 2574, Page 74, affects the subject property and is shown hereon.
- I. The Easement in favor of Ohio Bell Telephone of record in Deed Book 2739, Page 75, does not affect the subject property.
- F. The Reservation of record in OR 7409, A 07, affects the subject property and is shown and noted hereon.

This is to certify that this map or plot and the survey on 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 ASCM in 1992, and pursuant to the accuracy standards of an Urban survey.

Larry B. Felts  
Date: 3-28-97

### UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The SURVEYOR has not physically located the underground utilities.

### FLOODING NOTE:

Comm. # 390173  
Panel # 0003 B  
Eff. Date: 5-1-84  
Zone: "C"



**AHLERS, MOE & ASSOC. INC.**  
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March 20, 1997 97-0390