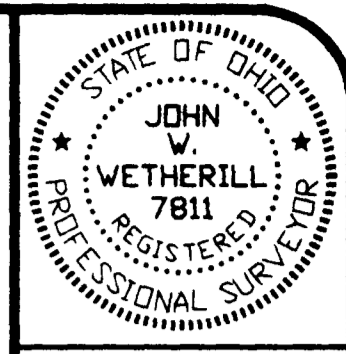
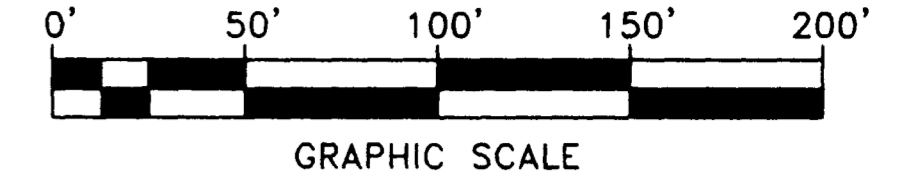


SURVEY & SPLIT OF 8.168 ACRES IN THE CITY OF GROVE CITY, OHIO



Description of 8.1655 acres

Situated in Franklin County in the State of Ohio, City of Grove City, Virginia Military Survey No. 8231, and being a tract of land belonging to Ohio Holding Company as recorded in Deed Book 3036, Page 350, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a point in the centerline of Stringtown Road known as P.C. Station 58+15.76 per ODOT Project No. 167-74, said P.C. Station reference by two (2) right-of-way monuments lying 40 feet on either side of said P.C. Station;

Thence with said centerline of Stringtown Road North 81 degrees 24' 10" West, a distance of 6.29 feet to a point;

Thence North 8 Degrees 35' 50" East, a distance of 70.00 feet to a found iron pin in the northerly right-of-way line of said Stringtown, said iron pin being 70.00 feet left of station 58+09.47 per ODOT Project;

Thence with said right-of-way North 81 degrees 24' 10" West, a distance of 215.52 feet to a set iron pin, said iron pin being the true place of beginning for this description;

Thence with the above mentioned right-of-way of Stringtown Road North 81 degrees 24' 10" West, a distance of 454.69 feet to an iron pin;

Thence crossing Ohio Holding Company tract North 8 degrees 35' 50" East, a distance of 830.00 feet to an iron pin;

Thence South 81 degrees 24' 10" East, a distance of 310.00 feet to an iron pin;

Thence South 8 degrees 35' 50" West, a distance of 344.00 feet to an iron pin;

Thence South 81 degrees 24' 10" East, a distance of 235.462 feet to an iron pin;

Thence South 1 degree 04' 08" West, a distance of 262.264 feet to an iron pin;

Thence North 81 degrees 24' 10" West, a distance of 125.133 feet to an iron pin;

Thence South 8 degrees 35' 50" West, a distance of 226.00 feet to the true place of beginning and containing 8.1655 acres, more or less, subject however to all easements and right-of-ways of record.

This description was prepared from an actual survey by Paul K. Moore, Registered Surveyor No. 5883, on January 19, 1997.

Description of 1.199 acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 8231, and being 1.248 acres out of a 8.1655 acre tract of land as conveyed Barco recorded in D.V. 3574, Pg. 111, Recorder's Office, Franklin County, Ohio, said 1.199 acres being further described as follows:

Beginning for reference at a point marking the intersection of the centerlines of Stringtown Rd. and Gantz Rd (60' wide);

Thence North 01 degrees 04' 05" East 70.61 feet, along the centerline of said Gantz Rd., to a point;

Thence North 81 degrees 24' 10" West 408.95 feet, along the north line of said Stringtown Rd., and along the south line of said 8.1655 acre tract, to an iron pin set, said iron pin being the True Place of Beginning for the herein described 1.199 acre tract;

Thence North 81 degrees 24' 10" West 231.00 feet, continuing along the north line of said Stringtown Rd., being the south line of said 8.1655 acre tract, to a point, said point being referenced by a found 3/4" iron pipe located 0.24 feet south, said point being the southwest corner of said 8.1655 acre tract, and being the southeast corner of Park Square as recorded in P.B. 83, Pg. 42;

Thence North 08 degrees 35' 50" East 226.00 feet, along the west line of said 8.1655 acre tract, being the east line of said Park Square, to an iron pin set;

Thence South 81 degrees 24' 10" East 231.00 feet, crossing said 8.1655 acre tract, along a new division line, to an iron pin set;

Thence South 08 degrees 35' 50" West 226.00 feet, crossing said 8.1655 acre tract, along a new division line to the True Place of Beginning, containing 1.199 acres or 52206 square feet, subject to all legal easements and right of ways of record.

Bearings are referenced to the south line of said 8.1655 acre tract, as being North 81 degrees 24' 10" West, assumed. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar 30" long with plastic cap stamped J & J Surveying.

LEGEND

- 1 Lot Numbers
- Property Lines
- Sanitary Sewer
- Storm Sewer
- Water Main
- Gas Line
- UG Undergound Cables
- OH Overhead Lines
- Electric Lines
- OH Telephone, Electric & CATV
- DV Deed Volume
- OR Official Record
- MH Man Hole
- I.P.S. Iron Pin Set
- I.P.F. Iron Pin Found
- Manhole
- Storm Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- Sign
- Valve Box
- Gas Line Marker
- Telephone Closure
- Electric Closure
- Light Pole
- Bollard
- Yard or Flood Light
- Mail Box
- Handicap
- Curb Inlet
- Drop Inlet
- Diameter
- Downspout Drain
- Gas Meter
- Electric Meter
- Water Meter
- Concrete
- Ornamental
- Cable television
- Clean Out
- Pole Numbers
- Evergreen Tree
- Deciduous Tree
- Edge of Pavement
- Edge of Gravel
- Concrete Curb

- EASEMENTS:**
EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY # 11635-OMSH, EFFECTIVE DATE JANUARY 28, 1998, SCHEDULE B-SECTION 2, AND ARE DENOTED AS THUS: ○
- ① 10' EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY IN D.B. 3573, PG. 772, IS PLOTTED AND APPLIES.
 - ② EASEMENTS TO CITY OF GROVE CITY, D.B. 3632, PG. 614, (EASEMENTS 1 THRU 4), ARE PLOTTED AND APPLIES.
 - ③ EASEMENT AGREEMENT BETWEEN THE STATE OF OHIO (8.1655 AC.) AND VENTURE ONE (1.68 AC.) IN D.B. 03915 D19, IS A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC FOR THE PURPOSE OF INGRESS, EGRESS, PASSAGE AND PARKING, ON THE AREAS PROVIDED FOR SUCH, IS NOT PLOTTED (BLANKET TYPE EASEMENT), AFFECTS THE PROPERTY SHOWN HEREON.
 - ④ EASEMENTS IN D.B. 3574, PG. 111, ARE PLOTTED AND APPLY AS NOTED.
 - ⑤ RESERVATION OF EASEMENT 1, IS PLOTTED AND APPLIES.
 - ⑥ RESERVATION OF EASEMENT 2, ALLOWS INGRESS AND EGRESS ALONG WEST LINE, NOT PLOTTED (BLANKET TYPE EASEMENT)
 - ⑦ RESERVATION OF EASEMENT 3, IS A PERMANENT EASEMENT FOR INSTALLATION AND MAINTENANCE OF NECESSARY UTILITIES, NOT PLOTTED (BLANKET TYPE EASEMENT) APPLIES TO THE PROPERTY SHOWN HEREON.
 - ⑧ RESERVATION OF EASEMENT 4, IS PLOTTED AND APPLIES.
 - ⑨ RESERVATION OF EASEMENT 5, IS PLOTTED AND APPLIES.
 - ⑩ GRANT OF EASEMENT 1, IS PLOTTED AND APPLIES.
 - ⑪ GRANT OF EASEMENT 2, IS NOT PLOTTED, NO LONGER APPLIES.
 - ⑫ GRANT OF EASEMENT 3, IS PLOTTED AND APPLIES, (NOW GANTZ RD.)
 - ⑬ GRANT OF EASEMENT 4, NOT PLOTTED (BLANKET TYPE EASEMENT), APPLIES
 - ⑭ GRANT OF EASEMENT 5, NOT PLOTTED (BLANKET TYPE EASEMENT), APPLIES
 - ⑮ GRANT OF EASEMENT 6, IS PLOTTED AND APPLIES
 - ⑯ GRANT OF EASEMENT 7, IS PLOTTED AND APPLIES
 - ⑰ GRANT OF EASEMENT 8, NO LONGER APPLIES, NOT PLOTTED.
 - ⑱ EASEMENTS AND RESERVATION OF EASEMENTS CONTAINED IN D.B. 3574, PG. 103 ARE THE SAME EASEMENTS AS CONTAINED IN D.B. 3574, PG. 111 (11 ABOVE)
 - ⑲ RESTRICTIONS 1-3 NO LONGER APPLY. RESTRICTION ON 10.522 ACRE TRACT, RESTRICTING THE USE OF A FAST-FOOD OPERATION OR A GASOLINE BUSINESS STILL APPLIES (RUNS WITH THE LAND).
- DEED OF DEDICATION IN D.B. 3749, PG. 70, IS PLOTTED (APPLIES TO 0.7267 AC. TRACT)

ENCROACHMENTS:
CONCRETE CURBING AND TRASH DUMPSTER PADS ALONG WEST LINE.

ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, DATED AUGUST 2, 1995 MAP NUMBER 39049C0243 G, PANEL 243 OF 387, THE PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

PARKING:
THERE ARE 642 REGULAR PARKING SPACES, AND 4 HANDICAP SPACES

The locations of underground utilities as shown hereon are based on above-ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, the Ohio Utility Protection Service should be contacted for verification of utility type and for field locations.

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY PAUL K. MOORE & ASSOCIATES ON DECEMBER 12, 1998, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

John W. Wetherill
JOHN W. WETHERILL
REG. SURV. 7811
DATE 11/21/99

DATE	BY	REVISION
1/21/99	JWW	REVISED LOT SPLIT

**SURVEY & SPLIT OF 8.168 ACRES AT
THE CITY OF GROVE CITY, OHIO**

J. & J. SURVEYING SERVICES, INC., dba
PAUL K. MOORE & ASSOCIATES
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REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
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OHIO UTILITIES PROTECTION SERVICE

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