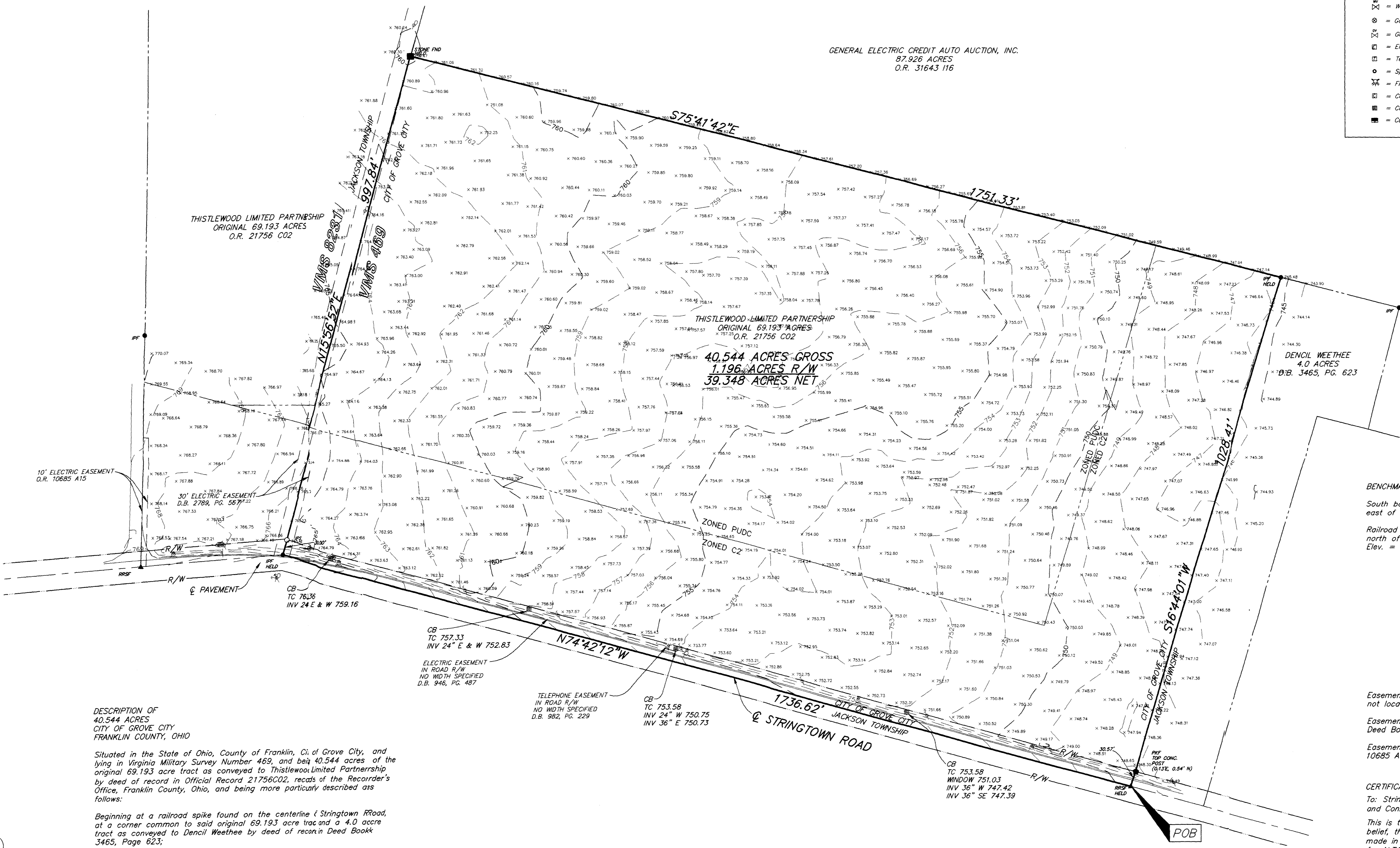


ALTA/ACSM SURVEY OF 40.544 ACRES  
 VIRGINIA MILITARY SURVEY NO. 469  
 CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

LEGEND			
	Flag Pole		Fence
	Utility Pole		Flowarrow
	Power Pole		Sign
	Telephone Pole		Mail Box
	Electric Tower		Water Line
	Light pole		Guy Wire
	Water Valve		Storm Line
	Gas Meter		Storm Manhole
	Gas Valve		Sanitary Manhole
	Electric Transformer		Sanitary Line
	Telephone Pedestal		Underground Electric
	Sprinkler		Overhead Electric
	Fire Hydrant		Underground Telephone
	Cable Pedestal		Overhead Telephone
	Catch Basin		Cable TV
	Curb Inlet		Centerline
			Right of Way Line



- = STONE FND.
  - = I.P. FND.
  - = I.P. SET
  - = MAG. NAIL FND.
  - = MAG. NAIL SET
  - ▲ = R.R. SPK. FND.
  - △ = R.R. SPK. SET
  - = P.K. NAIL FND.
- I.P.S. Set are 13/16" I.D. Iron pipe w/ cap inscribed EMH&T, Inc.

**BENCHMARKS: (1988 Datum)**

South bolt of fire hydrant on north side of Stringtown Road, just east of Thistlewood Drive. Elev. = 769.89

Railroad spike in the east side of power pole, second power pole north of Stringtown Road on the east side of Thistlewood Drive. Elev. = 766.82

**DESCRIPTION OF 40.544 ACRES**  
 CITY OF GROVE CITY  
 FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, Ci. of Grove City, and lying in Virginia Military Survey Number 469, and bein 40.544 acres of the original 69.193 acre tract as conveyed to Thistlewood Limited Partnership by deed of record in Official Record 21756C02, recds of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a railroad spike found on the centerline of Stringtown Road, at a corner common to said original 69.193 acre tract and a 4.0 acre tract as conveyed to Dencil Weethee by deed of record in Deed Book 3465, Page 623;

thence North 74° 42' 12" West, a distance of 1736.62 feet along the centerline of Stringtown Road, to an iron pin found at an angle point in said Stringtown Road, and being on a line common to Virginia Military Surveys 469 and 8231;

thence North 15° 56' 52" East, a distance of 997.84 feet, (passing an iron pin set at 30.00 feet) across said original 69.193 acre tract and along the line common to said Virginia Military Survs 69 and 8231, to a stone found at a corner common to an 87.926 acre tract as conveyed to General Electric Credit Auto Auction, Inc. by deed of record in Official Record 31643116;

thence South 75° 41' 42" East, a distance of 1751.33 feet, along the line common to said original 69.193 and 87.926 acre tracts, to an iron pin found at the northwesterly corner of said 4.0 acre tract;

thence South 16° 44' 01" West, a distance of 1028.41 feet, along the line common to said original 69.193 and 4.0 acre tracts passing a P.K. nail found in the top of a concrete post (0.13 feet East, 0.54 feet North) at 997.84 feet, to the Point of Beginning, containing 40.544 acres, more or less, of which the present road occupies 1.196 acres.

**UTILITY STATEMENT:**

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

**BASIS OF BEARINGS:** Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments Frank 25 & Frank 125, having a bearing of South 87° 46' 00" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0243 G.

Easements from Title Commitment Number 00060863 that are not located on the subject property:

Easement to Columbus and Southern Ohio Electric Company, Deed Book 3721, Page 351.

Easement to Columbus Southern Power Company, Official Record 10685 A15.

**CERTIFICATION: (Commitment No. 00060863)**  
 To: Stringtown Partners North, LLC, Chicago Title Insurance Company and Connor Land Title Agency, Ltd.

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM and NSPS in 1999", and includes items 1, 3, 4, 5, 11a & 13 of Table A "Optional Survey Responsibilities & Specification" thereof, and pursuant to the Accuracy Standards as adopted by ALTA, ACSM & NSPS in effect on the date of this certification.

SURVEYED & PREPARED BY

**EMH&T**  
 CONSULTING ENGINEERS & SURVEYORS  
 170 MILL STREET  
 GAHANNA, OHIO 43230  
 (614) 471-5150

ROBERT J. SANDS  
 8053  
 REGISTERED PROFESSIONAL SURVEYOR

By *Robert J. Sands* 4-10-01  
 Professional Surveyor No. 8053

SCALE: 1" = 100'  
 REVISED APRIL 03, 2001  
 APRIL 10, 2001

PLOTTED BY RESAWDS - April 10, 2001 - 9:38 AM

