



LEGAL DESCRIPTION
 BEGINS AT AN IRON PIN FOUND AT THE NORTHEASTLY CORNER OF MEADOW SHIRE SUBDIVISION OF RECORD IN PLAT BOOK 29, PAGE 34, SAID POINT ALSO MARKING THE SOUTHEASTLY CORNER OF SAID 72,909 ACRE TRACT AND BEING IN THE WEST LINE OF A 20,821 ACRE TRACT CONVEYED TO DONALD J. KINGS, TRUSTEE OF RECORD IN OFFICIAL RECORD 1706 E01;

THENCE NORTH 83° 30' 11" WEST, 602.88 FEET ALONG THE NORTHERLY LINE OF SAID MEADOW SHIRE SUBDIVISION AND THE SOUTHERLY LINE OF SAID 72,909 ACRE TRACT TO AN IRON PIN SET AT THE NORTHWESTLY CORNER OF SAID MEADOW SHIRE SUBDIVISION.

THENCE OVER AND ACROSS SAID 72,909 ACRE TRACT WITH A NEW LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. NORTH 0° 51' 59" EAST, 40.19 FEET TO AN IRON PIN SET;
2. NORTH 83° 30' 12" WEST, 141.98 FEET TO AN IRON PIN SET;
3. NORTH 6° 38' 32" EAST, 110.81 FEET TO AN IRON PIN SET;
4. THENCE WITH AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16° 33' 32", A RADIUS OF 805.00 FEET, THE CHORD OF WHICH BEARS NORTH 1° 39' 13" WEST AND A CHORD DISTANCE OF 231.84 FEET TO AN IRON PIN SET;
5. NORTH 9° 54' 58" WEST, 106.04 FEET TO AN IRON PIN SET;
6. THENCE WITH AN ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18° 03' 30", A RADIUS OF 745.00 FEET, THE CHORD OF WHICH BEARS NORTH 0° 53' 14" WEST AND A CHORD DISTANCE OF 233.94 FEET TO AN IRON PIN SET;
7. NORTH 8° 08' 31" EAST, 220.94 FEET TO AN IRON PIN SET;
8. SOUTH 89° 07' 43" EAST, 740.17 FEET TO AN IRON PIN SET;

THENCE SOUTH 0° 55' 06" WEST, 1012.14 FEET ALONG THE WESTERLY OF SAID 20,821 ACRE TRACT AND THE EASTERLY LINE OF SAID 72,909 ACRE TRACT (PASSING AN IRON PIN FOUND AT 39.45 FEET) TO THE POINT OF BEGINNING, CONTAINING 16.641 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE 60 FEET WIDE INGRESS/EGRESS EASEMENT OVER AND ACROSS SAID 72,909 ACRE TRACT AND SAID 71,519 ACRE TRACT, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF LONDON-GROVEPORT ROAD (S.R. 665) AND SOUTH MEADOWS DRIVE; THENCE NORTH 83° 30' 11" EAST, 30.00 FEET TO A POINT IN THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SAID LONDON-GROVEPORT ROAD, SAID POINT MARKING THE POINT OF BEGINNING;

THENCE OVER AND ACROSS SAID 72,909 ACRE TRACT WITH A NEW LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. NORTH 0° 29' 31" EAST, 443.11 FEET TO A POINT OF CURVATURE;
2. THENCE WITH AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16° 33' 32", A RADIUS OF 775.00 FEET, THE CHORD OF WHICH BEARS NORTH 1° 38' 13" WEST AND A CHORD DISTANCE OF 223.20 FEET TO A POINT;
3. NORTH 9° 54' 58" WEST, 106.04 FEET TO A POINT OF CURVATURE;
4. THENCE WITH AN ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18° 03' 30", A RADIUS OF 775.00 FEET, THE CHORD OF WHICH BEARS NORTH 0° 53' 14" WEST AND A CHORD DISTANCE OF 233.94 FEET TO A POINT;
5. NORTH 8° 08' 31" EAST, 332.76 FEET TO A POINT OF CURVATURE;
6. THENCE WITH AN ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24° 50' 06", A RADIUS OF 1000.00 FEET, THE CHORD OF WHICH BEARS NORTH 20° 33' 34" EAST AND A CHORD DISTANCE OF 430.00 FEET TO A POINT;
7. NORTH 32° 58' 37" EAST, 403.15 FEET TO AN ANGLE POINT;
8. NORTH 22° 37' 15" EAST, 198.00 FEET TO THE CENTERLINE TERMINUS OF PROPOSED 60 FEET INGRESS/EGRESS EASEMENT, CONTAINING 3.156 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

WE DO HEREBY CERTIFY TO FIFTH THIRD BANK OF COLUMBUS, BRUNNEN REAL ESTATE SERVICES, INC., BUSINESS DEVELOPMENT CO., LTD., METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION AND TITLE FIRST AGENCY, INC. AS OF June 13, 1996 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, COPIED BY ENGINEERING CALCULATION FROM THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND FORM OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK 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 AN ADJACENT PUBLIC RIGHT OF WAY OR RECORDED EASEMENT; THAT THERE ARE NO ENCROACHMENTS ON ADJACENT PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS UPON THE PROPERTY BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS UPON ADJACENT PREMISES; AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREAS SHOWN ON ANY U.S. DEPARTMENT OF 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 SURVEY AS DEFINED THEREIN.

POMEROY & ASSOCIATES, INC.
 BY Jeffrey M. Rowe
 PROFESSIONAL SURVEYOR NO. 7463



16.641 ACRES

- LEGEND**
- ELECTRIC TOWER
 - IRON PIN FOUND
 - IRON SPIKE FOUND
 - MONUMENT FOUND
 - IRON PIN SET
 - IRON SPIKE SET
 - EX. FIRE HYDRANT
 - EX. POWER POLE
 - OVERHEAD ELECTRIC
 - EX. GASLINE
 - UNDERGROUND
 - TELEPHONE

ZONING:
 THE SUBJECT PREMISES IS ZONED PUD-4.

SETBACK LINES:
 SETBACK LINES SHOWN HEREON ARE AS SHOWN ON THE PLAT FOR GATEWAY BUSINESS PARK.

BASIS OF BEARINGS:
 BEARINGS USED IN THIS PLAT OF SURVEY WERE TRANSFERRED BY A FIELD TRAVERSE ORIGINATING FROM FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "EDDIE JACKSON" AND "EDDIE JACKSON AZIMUTH" AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND THE NORTH AMERICAN DATUM OF 1983.

FLOOD PLAIN DESIGNATION:
 THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X - AREA OUTSIDE OF 500 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY F.E.M.A. MAP, COMMUNITY PANEL NO. 39049C0327G AND 39049C0329G, DATED AUGUST 2, 1995.

TITLE COMMITMENT:
 EASEMENTS SHOWN HEREIN ARE AS PROVIDED TO US BY TITLE FIRST AGENCY, INC., COMMITMENT NUMBER 75123169, EFFECTIVE DATE MAY 25, 1996.

Pomeroiy Associates, Inc.
 Consulting Engineers & Surveyors

ALTA/ACSM SURVEY
 16.641 ACRE TRACT
 NORTH OF S R 665 & EAST OF I-71
 City of Grove City, Ohio

Sheet 1 of 1
 6877 North High Street • Worthington, Ohio 43085
 Phone (614) 865-2498 • Fax (614) 865-2888