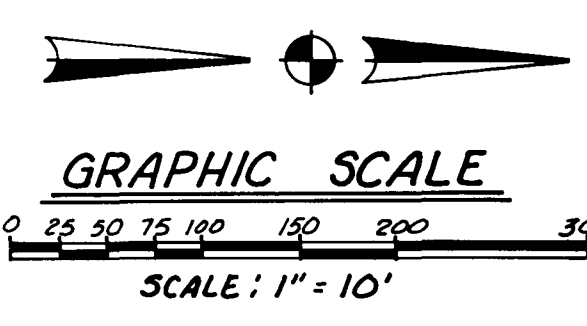
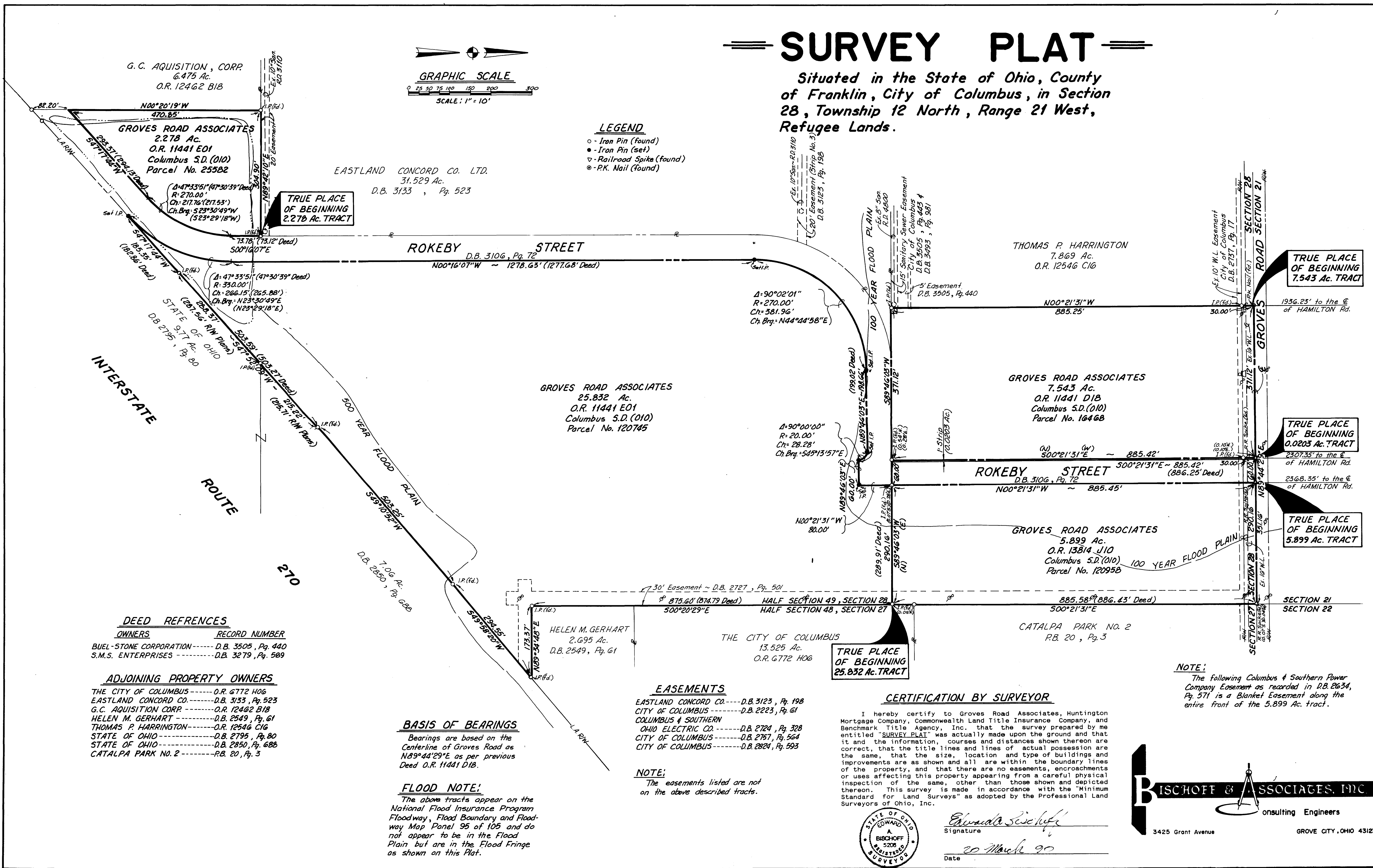


SURVEY PLAT

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 28, Township 12 North, Range 21 West, Refugee Lands.



- LEGEND**
- o - Iron Pin (found)
 - - Iron Pin (set)
 - ∇ - Railroad Spike (found)
 - ⊙ - P.K. Nail (found)



DEED REFERENCES

OWNERS	RECORD NUMBER
BUEL-STONE CORPORATION	D.B. 3505, Pg. 440
S.M.S. ENTERPRISES	D.B. 3279, Pg. 589

ADJOINING PROPERTY OWNERS

THE CITY OF COLUMBUS	D.B. 6772 HOG
EASTLAND CONCORD CO.	D.B. 3133, Pg. 523
G.C. AQUISITION CORP.	O.R. 12462 B18
HELEN M. GERHART	D.B. 2549, Pg. 61
THOMAS P. HARRINGTON	O.R. 12546 C16
STATE OF OHIO	D.B. 2795, Pg. 80
STATE OF OHIO	D.B. 2850, Pg. 688
CATALPA PARK NO. 2	P.B. 20, Pg. 3

BASIS OF BEARINGS
 Bearings are based on the Centerline of Groves Road as N89°44'29"E as per previous Deed O.R. 11441 D18.

FLOOD NOTE:
 The above tracts appear on the National Flood Insurance Program Floodway, Flood Boundary and Floodway Map Panel 95 of 105 and do not appear to be in the Flood Plain but are in the Flood Fringe as shown on this Plat.

- EASEMENTS**
- EASTLAND CONCORD CO. --- D.B. 3123, Pg. 198
 - CITY OF COLUMBUS --- D.B. 2223, Pg. 61
 - COLUMBUS & SOUTHERN OHIO ELECTRIC CO. --- D.B. 2724, Pg. 328
 - CITY OF COLUMBUS --- D.B. 2767, Pg. 564
 - CITY OF COLUMBUS --- D.B. 2824, Pg. 593

NOTE:
 The easements listed are not on the above described tracts.

TRUE PLACE OF BEGINNING 25.832 Ac. TRACT

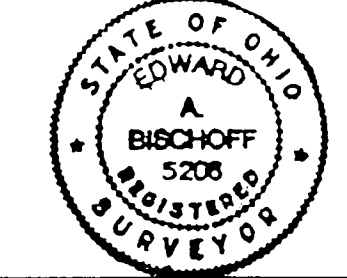
TRUE PLACE OF BEGINNING 7.543 Ac. TRACT

TRUE PLACE OF BEGINNING 0.0203 Ac. TRACT

TRUE PLACE OF BEGINNING 5.899 Ac. TRACT

CERTIFICATION BY SURVEYOR

I hereby certify to Groves Road Associates, Huntington Mortgage Company, Commonwealth Land Title Insurance Company, and Benchmark Title Agency, Inc. that the survey prepared by me entitled "SURVEY PLAT" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct, that the title lines and lines of actual possession are the same, that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property, and that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon. This survey is made in accordance with the "Minimum Standard for Land Surveys" as adopted by the Professional Land Surveyors of Ohio, Inc.



Edward A. Bischoff
 Signature
 20 March 90
 Date

NOTE:
 The following Columbus & Southern Power Company Easement as recorded in D.B. 2634, Pg. 571 is a Blanket Easement along the entire front of the 5.899 Ac. tract.

BISCHOFF & ASSOCIATES, INC.
 Consulting Engineers
 3425 Grant Avenue GROVE CITY, OHIO 43123