

LOCATION MAP

LEGEND

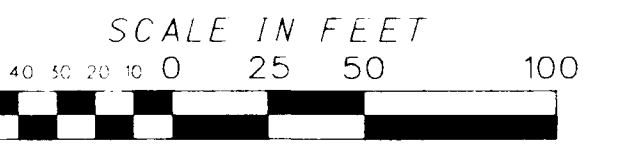
- ⊕ FIRE HYDRANT
- ⊙ MANHOLE
- ⊕ POWER POLE
- ⊕ TELEPHONE POLE
- ⊕ LIGHT POLE
- ⊕ VALVE
- INLET
- G --- GAS LINE
- W --- WATER LINE
- T --- UNDERGROUND TELEPHONE LINE
- E --- ELECTRIC LINE
- SAN --- SANITARY SEWER
- S --- STORM SEWER
- SURFACE DRAINAGE
- ▭ BUILDING
- ▭ PAVEMENT
- ▭ STEPS

ABBREVIATIONS

- (m) MEASURED
- FND. FOUND
- EASE. EASEMENT
- ENT. ENTRANCE
- W.V. WATER VALVE
- G.V. GAS VALVE
- ⊕ PROPERTY LINE
- * AUDITOR'S PARCEL NO.



Bearings shown hereon are based on the deed (O.R. 1790 D06) reference to the centerline of Groves Road.



DESCRIPTION

Situated in the State of Ohio, County of Franklin and in the City of Columbus; and being a part of Section 20, Township 12, Range 21, Refugee Lands; also being part of a certain 58,509 acre tract shown of record in Deed Book 2493, page 242, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a spike found in the centerline of Groves Road, said spike being 1658.23 feet east of an iron pin found in a monument box at the intersection of the centerline of Courtright Road and the centerline of Groves Road; also said spike being at the southwesterly corner of a certain 29.42 acre tract as the same is shown of record in Deed Book 2612, page 85, records of the said Recorder's Office.

thence, from said place of beginning, North 82° 22' 00" West, along the centerline of Groves Road and the southerly line of the aforementioned 58,509 acre tract a distance of 280.00 feet to a found spike;

thence, leaving the centerline of said road, North 7° 19' 30" East, passing an iron pin found at 30.00 feet, a total distance of 1188.20 feet to an iron pin found in the southerly right-of-way line of the New York Central Railroad;

thence, with the said right-of-way and a curve to the right, having a radius of 5679.65 feet, the chord of which bears North 87° 42' 24" East a distance of 283.99 feet to an iron pin found at the northwesterly corner of the aforementioned 29.42 acre tract;

thence, South 7° 19' 30" West, along the westerly line of said 29.42 acre tract, passing an iron pin found at 101.10 feet, a total distance of 1237.16 feet to the place of beginning, containing 7.802 acres, more or less.

Bearings for the above description are based on the bearing of centerline of Groves Road as referenced by Deed of Record in O.R. 1790 D06, Franklin County Recorder's Office.

The above description prepared from a field survey performed on December 4 and 5, 1995 and checked July 17, 1997 and April 25, 2001 by Rodney K. Bennett, Ohio Registered Surveyor Number 6007.

RECERTIFICATION

To:
PITT PLASTICS, INC.
LAWYERS TITLE INSURANCE CORP.
BANK OF AMERICA

This is to certify that on April 25, 2001, I examined this drawing and the property depicted herein and find no changes except as noted.

Rodney K. Bennett 4/27/01
 Ohio Registered Surveyor Date

ZONING NOTE

City of Columbus Zoning is M-1

FLOOD NOTE

The F.E.M.A. Flood Insurance Rate Map for Franklin County, Ohio, City of Columbus Community Number 390170, Panel Number 270, dated Aug. 2, 1995 indicates this site to be in Flood Zone X, areas outside the 500 Year Flood Plain.

PARKING NOTE

There are 15 marked parking spaces.

BUILDING LINE NOTE

City of Columbus building line for this site is 30 feet from the right of way line of Groves Road. The Groves Road right of way is 60 feet.

RECERTIFICATION

To:
CAPITOL POLY BAG, INC.
LAWYERS TITLE INSURANCE CORP.
KEY BANK NATIONAL ASSOCIATION

This is to certify that on July 17, 1997, I examined this drawing and the property depicted herein and find no changes except as noted.

Rodney K. Bennett 7/17/97
 Ohio Registered Surveyor Date

COLUMBUS & SOUTHERN OHIO ELECTRIC CO.
 D.B. 2612, PAGE 85
 27.12 ACRES
 *010-037442

1 STORY BRICK
 1 STORY CONCRETE BLOCK

GROVES ROAD WAREHOUSE, INC.
 O.R. 11086 G02
 12.34 ACRES
 *010 118476 *010 141724

SURVEYOR'S NOTE

- Easements as described in Deed Book 1033 page 330 and Deed Book 1033 page 331 are not plottable and are for an electric pole line to be located in the road right of way.
- Field survey was performed on December 4th and 5th, 1995.

CERTIFICATION

To:
CAPITOL POLY BAG, INC.
LAWYERS TITLE INSURANCE CORP.
THE I.B.J. SCHRODER BANK & TRUST COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992 and includes all items except item five (5) and item twelve (12) of Table A thereof and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a suburban survey.

Date Dec. 11, 1995

Rodney K. Bennett
 Ohio Registered Surveyor No. 6007
 Benatec Associates, Inc.
 119 Dillmont Drive
 Columbus, Ohio 43235
 phone (614) 431-1116

CAPITOL POLY BAG, INC.
 3980 GROVES ROAD, COLUMBUS, OHIO

ALTA/ACSM LAND TITLE SURVEY

Drawn By: RJR
 Checked By: P&B
 Date: December, 1995
 Sheet No. **P-2944**

