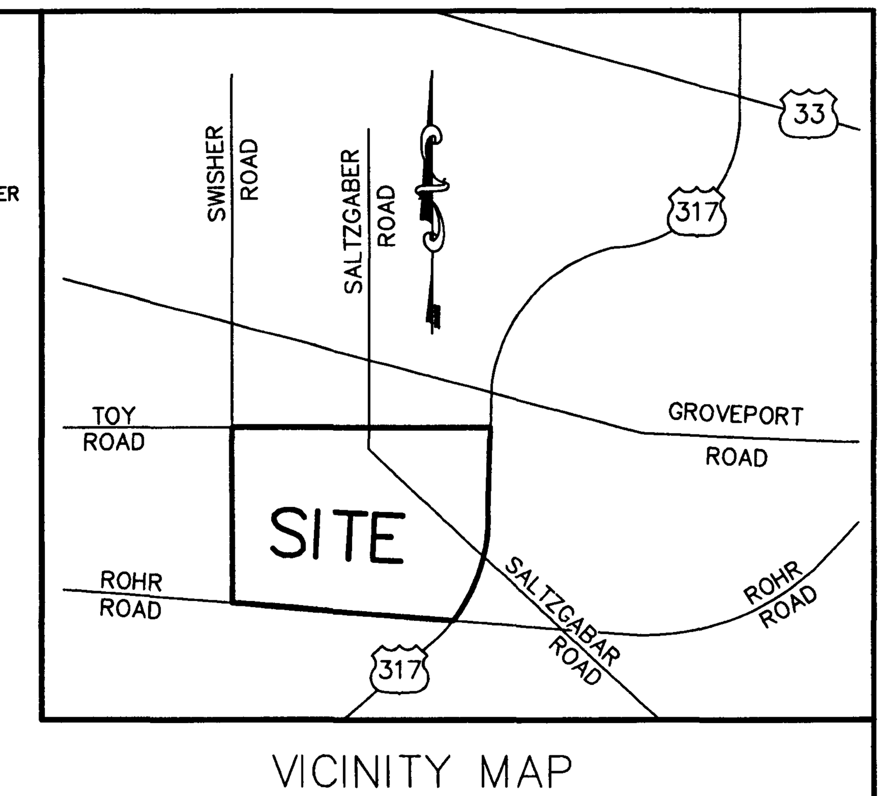
## LEGEND

- FRANKLIN COUNTY MONUMENT
- CONCRETE RIGHT-OF-WAY MARKER
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- IRON PIN TO BE SET
- FLAGGED WETLAND AREAS
- G GAS LINE
- S SANITARY SEWER LINE
- SANITARY SEWER MANHOLE




VICINITY MAP

### DESCRIPTION OF 210.478 ACRE OF LAND

Situated in the State of Ohio, County of Franklin, Village of Groveport, Southwest Quarter and Southeast Quarter of Section 29, and Northwest Quarter and Northeast Quarter of Section 32, Township 11, Range 21, Congress Lands, being 210.478 acres of land comprised of all of that 208.611 acre tract as described in deeds to Evans Investment Company, of record in Deed Book 3445, Pages 574, 579, 584 and 589, and all of that 1.889 acre tract (part of former Ohio Canal) as described in a deed to Evans Investment Company, of record in Deed Book 3487, Page 460, (all references to records being on file in the Recorder,s Office, Franklin County, Ohio), said 210.478 acre tract being more particularly described as follows:

Beginning at Franklin County Monument No. 4472 in the centerline of Toy Road at the northwesterly corner of said 208.611 acre tract;

Thence South 86°06'00" East, along the centerline of said Toy Road, the northerly line of said 208.611 acre tract, a distance of 1679.83 feet to a railroad spike found at a northeasterly corner of said 208.611 acre tract, at the northwesterly corner of that 2.042 acre tract as described in a deed to Groveport Lodge Temple Company, of record in Deed Book 2681, Page 1;

Thence South 4°24'43" West, along an easterly line of said 208.611 acre tract, the westerly line of said 2.042 acre tract, the westerly line of that 2.00 acre tract as described in a deed to Groveport Lodge Temple Company, of record in Deed Book 3248, Page 591, a distance of 394.36 feet to an iron pin set at the southwesterly corner of said 2.00 acre tract;

Thence South 86°06'30" East, along a northerly line of said 208.611 acre tract, the southerly line of said 2.00 acre tract, a distance of 463.76 feet to a railroad spike found in the centerline of Saltzgaber Road, at the southeasterly corner of said 2.00 acre tract, at the northeasterly corner of said 208.611 acre tract;

Thence South 00°38'03" East, along the centerline of said Saltzgaber Road, the easterly line of said 208.611 acre tract, a distance of 273.70 feet to a 1/2" rebar found at an angle point in said road;

Thence South 18°05'33" East, continuing along the centerline of said Saltzgaber Road, the easterly line of said 208.611 acre tract, passing railroad spikes found at 1045.52 feet and at 1431.84 feet, a total distance of 2104.05 feet to a railroad spike found at an angle point in that 0.067 acre tract as described in Parcel 15 (highway easement) in deeds to Evans Investment Company, of record in Deed Book 3445, Pages 574, 579, 584 and 589;

Thence South 6°21'08" West, along a southeasterly line of said 208.611 acre tract, the northwesterly line of said 0.067 acre tract, a distance of 138.41 feet to a concrete right-of-way marker found in the northerly limited access right-of-way line of State Route 317 (formerly S.R. 665);

Thence South 45°34'05" West, along the northerly limited access right-of-way line of State Route 317, a southeasterly line of said 208.611 acre tract, a southeasterly line of that 1.889 acre tract (part of former Ohio Canal) as described in a deed to Evans Investment Company, of record in Deed Book 3487, Page 460, a distance of 1487.53 feet to an iron pin set at the southeasterly corner of said 1.889 acre tract, in the northerly line of that 17.093 acre tract as described in a deed to the Franklin County Commissioners, of record in Official Record Volume 950 H01;

Thence North 80°28'10" West, along the southerly line of said 1.889 acre tract, the northerly line of said 17.093 acre tract, parallel to and 40.00 feet northerly from the northerly right-of-way line of Rohr Road, a distance of 435.74 feet to an iron pin set;

Thence North 80°04'05" West, continuing along the southerly line of said 1.889 acre tract, the northerly line of said 17.093 acre tract, parallel to and 40.00 feet northerly from the northerly right-of-way line of Rohr Road, a distance of 1530.42 feet to an iron pin set at the southwesterly corner of said 1.889 acre tract;

Thence North 3°54'45" East, along the westerly line of said 1.889 acre tract, along the westerly line of said 208.611 acre tract, the easterly line of that 98.171 acre tract as described in a deed to Rohr Road Development Partnership, of record in Official Record Volume 27376 B03, a distance of 3663.98 feet to the Place of Beginning and containing 210.478 acres of land.

### CONTOURS AND ELEVATIONS

CONTOURS AND ELEVATIONS SHOWN HEREON WERE OBTAINED FROM THE FRANKLIN COUNTY GRAPHIC INFORMATION SYSTEM AND BASED ON THE NORTH AMERICAN DATUM OF 1983. THIS INFORMATION IS FOR CONCEPTUAL USE ONLY AND SUBJECT TO ADJUSTMENT AFTER ACTUAL FIELD OBSERVATIONS.

### DESCRIPTION OF 79.910 ACRE OF LAND

Situated in the State of Ohio, County of Franklin, Village of Groveport, Southwest Quarter and Southeast Quarter of Section 29, Township 11, Range 21, Congress Lands, being 79.910 acres of land comprised of all of that 34.915 acre tract as described in a deed to Evans Investment Company, of record in Deed Book 3440, Page 768, and all of that 45.0 acre tract as described in a deed to Evans Investment Company, of record in Deed Book 3441, Page 949, (all references to records being on file in the Recorder's Office, Franklin County, Ohio), said 79.910 acre tract being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Toy Road and Saltzgaber Road, being the northwesterly corner of said 34.915 acre tract, said spike being located South 86°06'00" East, 2108.80 feet from Franklin County Monument No. 4472 in the centerline of Toy Road;

Thence South 86°10'20" East, along the northerly line of said 34.915 acre tract, along the southerly line of that 0.57 acre tract as described in a deed to Sam P. & Sally A. Taylor, of record in Official Record Volume 23966 A01, the southerly line of that 37.68 acre tract as described in a deed to Cecelia M. Schlaegel and Quentin F. Schlaegel, of record in Deed Book 1856, Page 160, a distance of 608.29 feet to an iron pin found at the northeasterly corner of said 34.915 acre tract, at the northwesterly corner of said 45.0 acre tract;

Thence South 86°16'21" East, along the northerly line of said 45.0 acre tract, the southerly line of that subdivision "GREEN POINTE BUSINESS PARK", of record in Plat Book 85, Page 100, a distance of 1357.48 feet to a stone found in the westerly limited access right-of-way line of State Route 317 (formerly S.R. 665), the northeasterly corner of said 45.0 acre tract;

Thence southwesterly along the westerly limited access right-of-way line of said State Route 317, the easterly line of said 45.0 acre tract, the easterly line of said 34.915 acre tract, the following five (5) courses and distances;

1. South 3°38'34" West, 666.27 feet to an iron pin set;
2. South 3°58'51" West, 473.93 feet to a concrete right-of-way marker found;
3. Along the arc of a non-tangent curve the right, having a radius of 1795.86 feet, a central angle of 23°09'56", an arc distance of 726.10 feet to a concrete right-of-way marker found at a point of curve to spiral, said arc being subtended by a chord bearing South 27°59'07" West, a chord distance of 721.16 feet;
4. Along a spiral curve to the right with varying radius, being 114.00 feet left of the State Route 317 centerline spiral having a length of 400.00 feet, a radius of 1909.86 feet, a theta angle of 6°00'00", said right-of-way spiral being subtended by a chord bearing South 43°35'56" West, a chord distance of 387.87 feet to concrete right-of-way marker found at a point of tangency;
5. South 45°34'05" West, 689.37 feet to a concrete right-of-way marker found at the northeasterly corner of that 0.067 acre tract as described in Parcel 15 (highway easement) in deeds to Evans Investment Company, of record in Deed Book 3445, Pages 574, 579, 584 and 589, at a southeasterly corner of said 34.915 acre tract;

Thence South 88°58'13" West, along the northerly line of said 0.067 acre tract, the southerly line of said 34.915 acre tract, a distance of 127.36 feet to a railroad spike found in the centerline of Saltzgaber Road, at a southwesterly corner of said 34.915 acre tract;

Thence North 18°05'33" West, along the centerline of said Saltzgaber Road, the westerly line of said 34.915 acre tract, a distance of 672.21 feet to a railroad spike found at the southwesterly corner of that 4.00 acre tract as described in a deed to Ronald Shinoskie, of record in Official Record Volume 15167 J14;

Thence South 87°10'58" East, along the southerly line of said 4.00 acre tract, a northerly line of said 34.915 acre tract, a distance of 482.67 feet to an iron pin found at the southeasterly corner of said 4.00 acre tract;

Thence North 18°04'38" West, along the easterly line of said 4.00 acre tract, a westerly line of said 34.915 acre tract, a distance of 386.43 feet to an iron pin found at the northeasterly corner of said 4.00 acre tract;

Thence North 87°11'58" West, along the northerly line of said 4.00 acre tract, a southerly line of said 34.915 acre tract, a distance of 482.73 feet to a railroad spike found in the centerline of said Saltzgaber Road, at the northwesterly corner of said 4.00 acre tract;

Thence North 18°05'33" West, along the centerline of said Saltzgaber Road, the westerly line of said 34.915 acre tract, a distance of 1045.52 feet to a 1/2" rebar found at angle point in said road;

Thence North 00°38'03" West, continuing along the centerline of said Saltzgaber Road, the westerly line of said 34.915 acre tract, passing a railroad spike found at 273.70 feet, a total distance of 669.21 feet to the Place of Beginning and containing 79.910 acres of land.

### UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

### DELINEATED WETLAND AREAS

A = 10.0 +/− ACRES
B = 0.81 +/− ACRE
C = 1.36 +/− ACRES
D = 0.80 +/− ACRE
E = 0.44 +/− ACRE
F = 0.25 +/− ACRE
TOTAL = 13.66 +/− ACRE

The bearing meridian for this plat of survey is based on a bearing of South 86°06'00" East on the centerline of Toy Road between Franklin County Monument # 4472 and a railroad spike in the centerline intersection of Toy Road and Saltzgaber Road as established from G.P.S. observations originating between Franklin County Monument # 2269 and # 2253, and is based on the North American Datum of 1983, and the Ohio State Plane Coordinate System, South Zone.

NOTES PERTAINING TO ITEMS IN SCHEDULE B – SECTION 2, FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 75150832, EFFECTIVE DATE: SEPTEMBER 8, 1997 AT 7:00.

ITEM 7. Easement for Highway Purposes and Channel Easement of record in Deed Book 3445, Page 574 (perpetual easement for highway purposes Parcel No. 15 & 15A are plotted hereon, channel easement Parcel No. 15X is plotted hereon).

ITEM 8. Easement to Ohio Midland Light & Power Company of record in Deed Book 1071, Page 327 (easement is for electric services along Toy Road, no reference is given as to the limits of the easement area, general location is plotted hereon).

ITEM 9. Easement to South Central Rural Electric Co-Operative, Inc., of record in Deed Book 2406, Page 615 (easement is for electric services along Rohr Road, no reference is given as to the limits of the easement area, general location is plotted hereon).

ITEM 10. Easement to Ohio Fuel Gas Company of record in Deed Book 1820, Page 336, Assigned to Columbia Gas of Ohio, Inc., of record in Deed Book 2548, Page 90 (this is a blanket easement for gas lines as installed, this affects the 208.611 acre tract, the 34.915 acre tract and the 45.0 acre tract, the gas lines shown hereon are plotted from transmission maps and are subject to adjustment after an actual field location).

ITEM 11. Easement for Storm Sewer, Channel Easement and Highway Easement of record in Case No. 195124 (20' wide storm sewer easement is plotted hereon, perpetual easement for highway purposes Parcel No. 15 & 15A are plotted hereon, channel easement Parcel No. 15X is plotted hereon).

ITEM 12. Easement to Village of Groveport of record in Official Record 32773, page G17 (30' easement along right-of-way line of S.R. 317, is plotted hereon).

### SURVEYOR'S CERTIFICATE

We, Hockaden and Associates, Inc., hereby certify to EVANS INVESTMENT COMPANY and COMMONWEALTH LAND TITLE INSURANCE COMPANY as of the date below, as follows: This print of survey actually was made on the ground in September and October 1997, in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, and contains Items 1,2,3,4,5,8,10,11 and 13 of Table A attached thereto, and meets the accuracy requirements of a Rural Survey as defined therein and correctly shows: The location of all buildings, structures and other improvements situated on the land; The location, dimension and recording data of those easements, rights-of-way and other matters of record as disclosed in a commitment for title insurance, issued by Commonwealth Land Title Insurance Company, Commitment file No. 75150832, Effective Date September 8, 1997; The Property has access to and from duly established and accepted public roadways known as Rohr Road and Toy Road, the property has access to and from Saltzgaber Road, an accepted roadway which no road record for establishment is on file in the Franklin County Engineer's Office, the property has frontage along State Route 317, which is a Limited Access Highway; That by graphical plotting only, the property is located in Zone "X" (areas determined to be outside 500 year floodplain) according to the Federal Emergency Management Agency, Flood Insurance Rate Map, Panel Number 39049C0357 G, Effective Date: August 2, 1995, and Panel Number 39049C0360 G, Effective Date: August 2, 1995;

STATE OF OHIO — FRANKLIN C. LONG — 6615

HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers

Frank C. Long 28 Apr 98

Frank C. Long
Professional Surveyor No. 6615

| DATE | DESCRIPTION | BY |
|---|---|---|
| 10/23/97 | ADDDED WETLAND AREAS, UTILITY POLES AND CERTIFICATION | JLP |
| 10/31/97 | ADDDED RIGHT-OF-WAY AREAS AND NET ACREAGE | JLP |
| 4/28/98 | ADDDED 64.550 AND 51.433 ACREAGES | FCL |

DESCRIPTION
# BOUNDARY SURVEY

LOCATION
## WEST OF S.R. 317
## NORTH OF ROHR ROAD
## SOUTH OF TOY ROAD

CLIENT
## EVANS INVESTMENT

PREPARED BY
**HOCKADEN AND ASSOCIATES, INC.**
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

| DRAWN BY: JLP | CHECKED BY: JLP | ORDER No. | AREA No. | SHEET |
|---|---|---|---|---|
| SCALE: 1"= 200' | DATE: 10/23/97 | 40866 | 53-10 | 1 OF 1 |

:\PROJECT\40866\DWG\BOUNDARY Tue Apr 28 16:10:19 1998 F.C.L. @ HOCKADEN AND ASSOCIATES