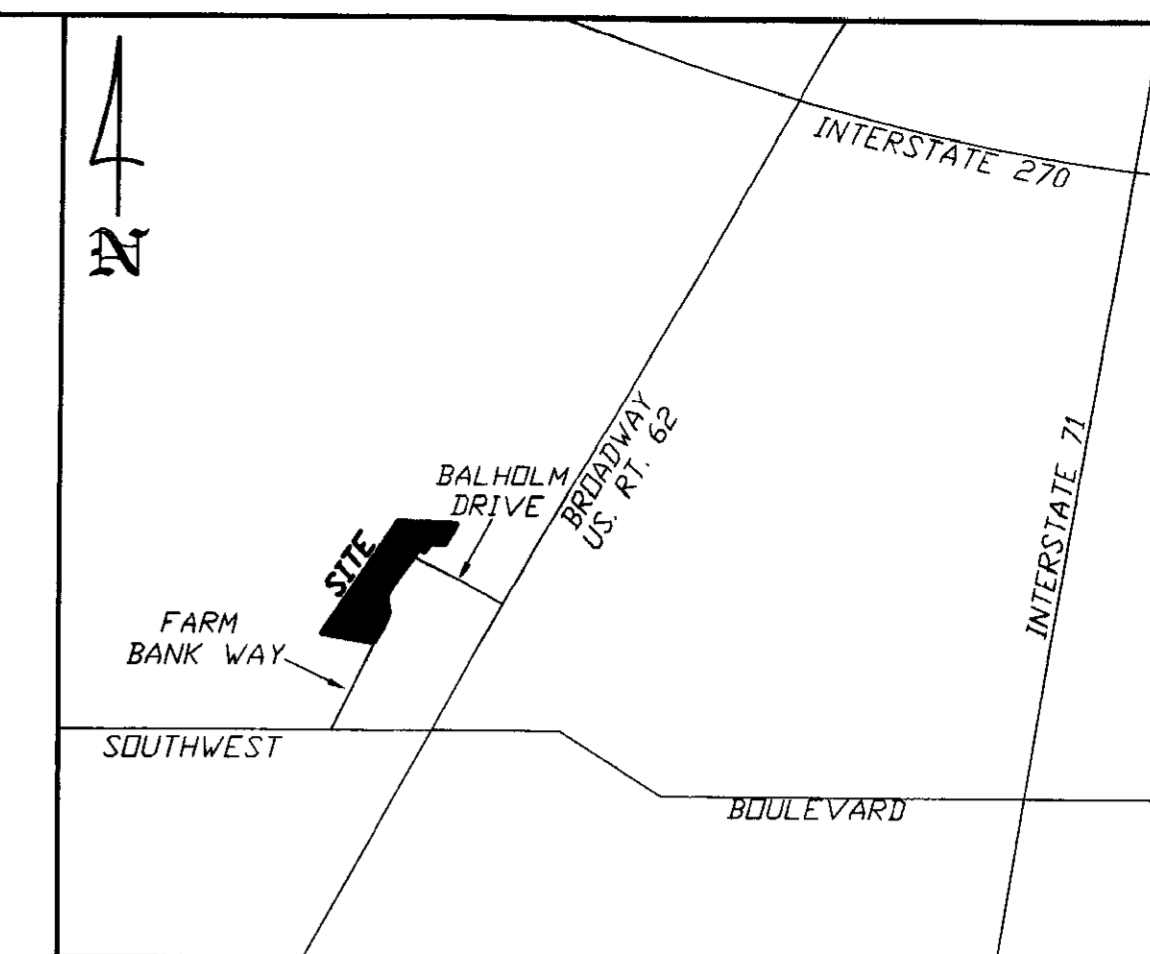


SYMBOL LEGEND

○	FOUND IRON PIN	●	SET IRON PIN
⊙	MANHOLE	■	CURB INLET
✕	LIGHT POLE	■	ELEC. TRANSFORMER
⊠	ELEC. BOX	□	ELEC. PULL BOX
⊞	CABLE BOX	⊞	UTILITY BOX
⊞	TELE. BOX	+	TELE. MARKER
+	WATER VALVE	⊞	FIRE HYDRANT
*	STREET SIGN		

# ALTA SURVEY OF 13.628 ACRES

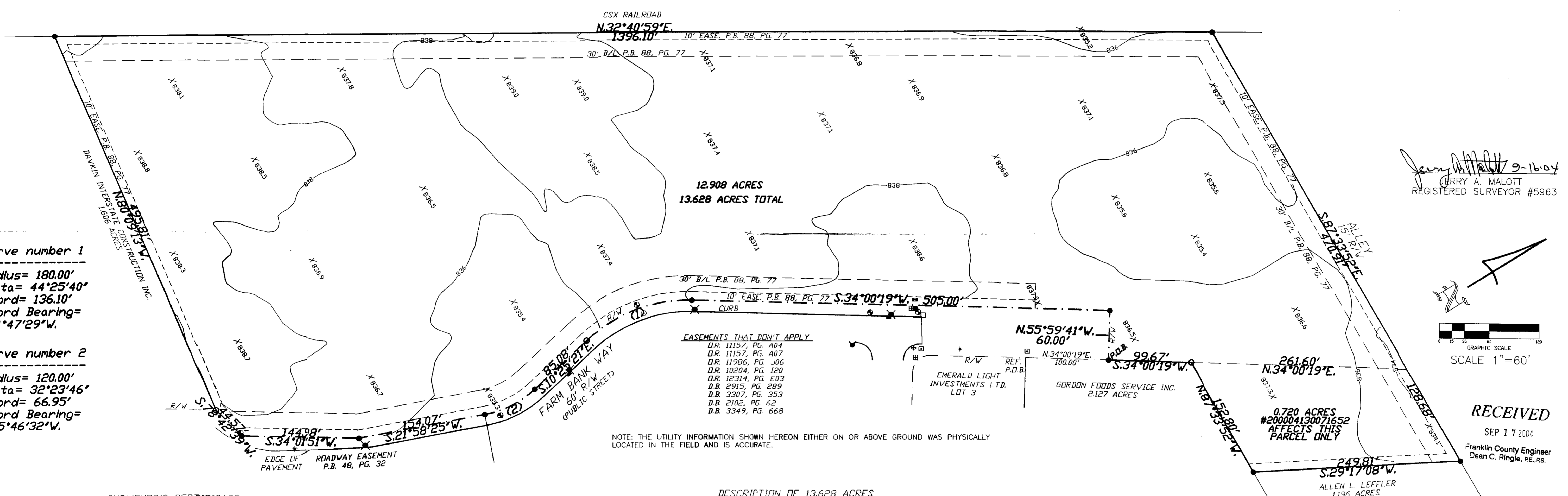


SITE MAP NOT TO SCALE

RECEIVED

SEP 17 2004

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.



Curve number 1  
Radius= 180.00'  
Delta= 44°25'40"  
Chord= 136.10'  
Chord Bearing= S.11°47'29"W.

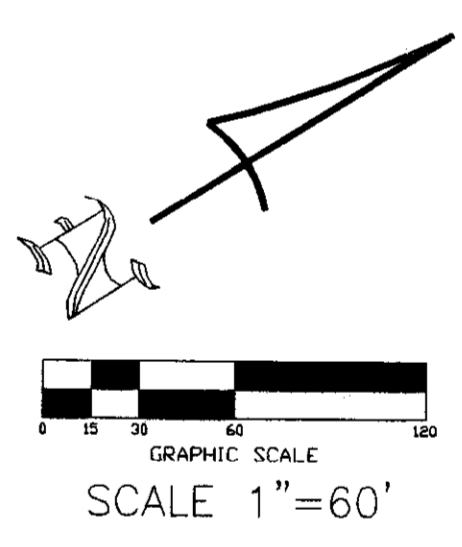
Curve number 2  
Radius= 120.00'  
Delta= 32°23'46"  
Chord= 66.95'  
Chord Bearing= S.05°46'32"W.

12.908 ACRES  
13.628 ACRES TOTAL

- EASEMENTS THAT DON'T APPLY
- D.R. 11157, PG. A04
  - D.R. 11157, PG. A07
  - D.R. 11986, PG. J06
  - D.R. 10294, PG. 120
  - D.R. 12314, PG. E03
  - D.B. 2915, PG. 289
  - D.B. 3307, PG. 353
  - D.B. 2102, PG. 62
  - D.B. 3349, PG. 668

NOTE: THE UTILITY INFORMATION SHOWN HEREON EITHER ON OR ABOVE GROUND WAS PHYSICALLY LOCATED IN THE FIELD AND IS ACCURATE.

Jerry A. Malott 9-16-04  
REGISTERED SURVEYOR #5963



RECEIVED

SEP 17 2004

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED CERTIFIES TO DBS DEVELOPMENT COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, THE HUNTINGTON NATIONAL BANK AND/OR TITLE FIRST AGENCY, INC. AS OF OCTOBER 9, 2003 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 "CLOSES" BY ENGINEERING CALCULATION; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES) AFFECTING THE PROPERTY OR OTHERWISE NOTED; 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 ADJACENT PUBLIC RIGHT OF WAY OR RECORDED EASEMENT; THAT THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OR ENCROACHMENTS UPON THE PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENT SITUATED UPON ANY ADJOINING PREMISES; AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF HUD/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 1999 AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN CLASS, AS DEFINED THEREIN AND INCLUDES THE FOLLOWING ITEMS OF TABLE A THEREOF: 1, 2, 3, 4, 6, 7, 8, 9, 10, AND 11.

DESCRIPTION OF 13.628 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, AND BEING THE RESIDUAL OF LOT 4 OF BROADWAY COMMERCIAL CENTER, PLAT BOOK 88, PAGE 78, FRANKLIN COUNTY RECORDER'S RECORDS:

BEGINNING FOR REFERENCE AT THE NORTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION:

THENCE N34°00'19"E, FOLLOWING THE EASTERLY RIGHT-OF-WAY LINE OF FARM BANK WAY, A DISTANCE OF 100.00 FEET TO A SET IRON PIN, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING;

THENCE N55°59'41"W, FOLLOWING THE NORTHERLY RIGHT-OF-WAY LINE OF FARM BANK WAY, A DISTANCE OF 600.00 FEET TO A SET IRON PIN;

THENCE WITH THE FOLLOWING SEVEN (7) COURSES ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FARM BANK WAY;

- S.34°00'19"W, A DISTANCE OF 505.00 FEET TO A SET IRON PIN;
- WITH A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A DELTA OF 44°25'40", A CHORD BEARING OF S.11°47'29"W, A CHORD DISTANCE OF 136.10 FEET TO A FOUND IRON PIN;
- S.10°25'21"E, A DISTANCE OF 85.00 FEET TO A SET IRON PIN;
- WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A DELTA OF 32°23'46", A CHORD BEARING OF S.05°46'32"W, A CHORD DISTANCE OF 66.95 FEET TO A SET IRON PIN;
- S.21°58'25"W, A DISTANCE OF 154.07 FEET TO A SET IRON PIN;
- S.34°01'51"W, A DISTANCE OF 144.98 FEET TO A SET IRON PIN;
- S.78°42'39"W, A DISTANCE OF 44.57 FEET TO A FOUND IRON PIN;

THENCE N80°09'13"W, FOLLOWING THE NORTHERLY LINE OF A 1.606 ACRE TRACT CONVEYED TO DAVKIN INTERSTATE CONSTRUCTION INC. A DISTANCE OF 495.81 FEET TO A SET IRON PIN;

THENCE N32°40'59"E, FOLLOWING THE EASTERLY LINE OF A TRACT CONVEYED TO CSX RAILROAD, A DISTANCE OF 1396.10 FEET TO A SET IRON PIN;

THENCE S.87°33'52"E, FOLLOWING THE SOUTHERLY RIGHT-OF-WAY LINE OF A 15' WIDE ALLEY, A DISTANCE OF 599.59 FEET TO A SET IRON PIN;

THENCE S.29°17'08"W, FOLLOWING THE WESTERLY LINE OF A 1.196 ACRE TRACT CONVEYED TO ALLEN L. LEFFLER, A DISTANCE OF 249.81 FEET TO A SET IRON PIN;

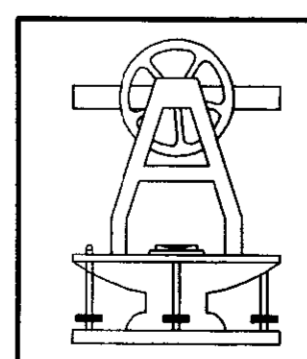
THENCE N.87°33'52"W, FOLLOWING THE NORTHERLY LINE OF A 2.127 ACRE TRACT CONVEYED TO GORDON FOODS SERVICE INC. A DISTANCE OF 152.80 FEET TO FOUND IRON PIN;

THENCE S.34°00'19"W, FOLLOWING THE WESTERLY LINE OF A 2.127 ACRE TRACT CONVEYED TO GORDON FOODS SERVICE INC. A DISTANCE OF 99.67 FEET TO THE POINT OF BEGINNING, CONTAINING 13.628 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIONS.

THIS DESCRIPTION WAS BASED ON AN ACTUAL FIELD SURVEY BY THE JERRY A. MALOTT SURVEYING COMPANY OCTOBER, 2003.

BEARINGS WERE BASED ON THE CENTERLINE OF FARM BANK WAY AS BEING N.34°00'19"E, AS SHOWN IN P.B. 88, PG. 78, FRANKLIN COUNTY RECORDER'S RECORDS.

ALL SET IRON PINS ARE 3/4" IN DIAMETER AND 30" IN LENGTH WITH PLASTIC I.D. CAPS.



**Jerry A. Malott**  
Surveying Company  
6810 East Main Street  
Reynoldsburg, Ohio 43068  
(614) 577-0957

FIELD:	TS / JB	DRAWN BY:	NW
DATE:	OCTOBER 13, 2003	JOB NO.:	16183A
CHANGED:	DATE:	REVISION NOTES:	
JL	9-16-04	ADDED THE HUNTINGTON NATIONAL BANK TO THE CERTIFICATE & ADDED 0.72 ACRE PARCEL.	