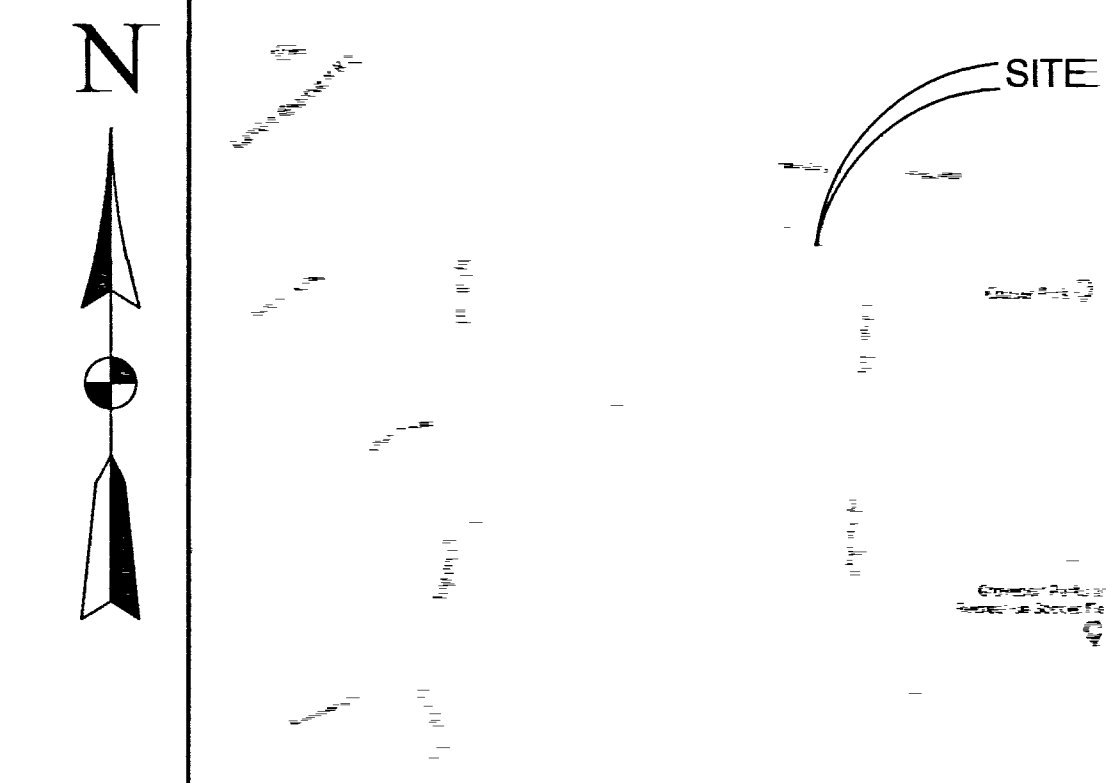


LEGEND

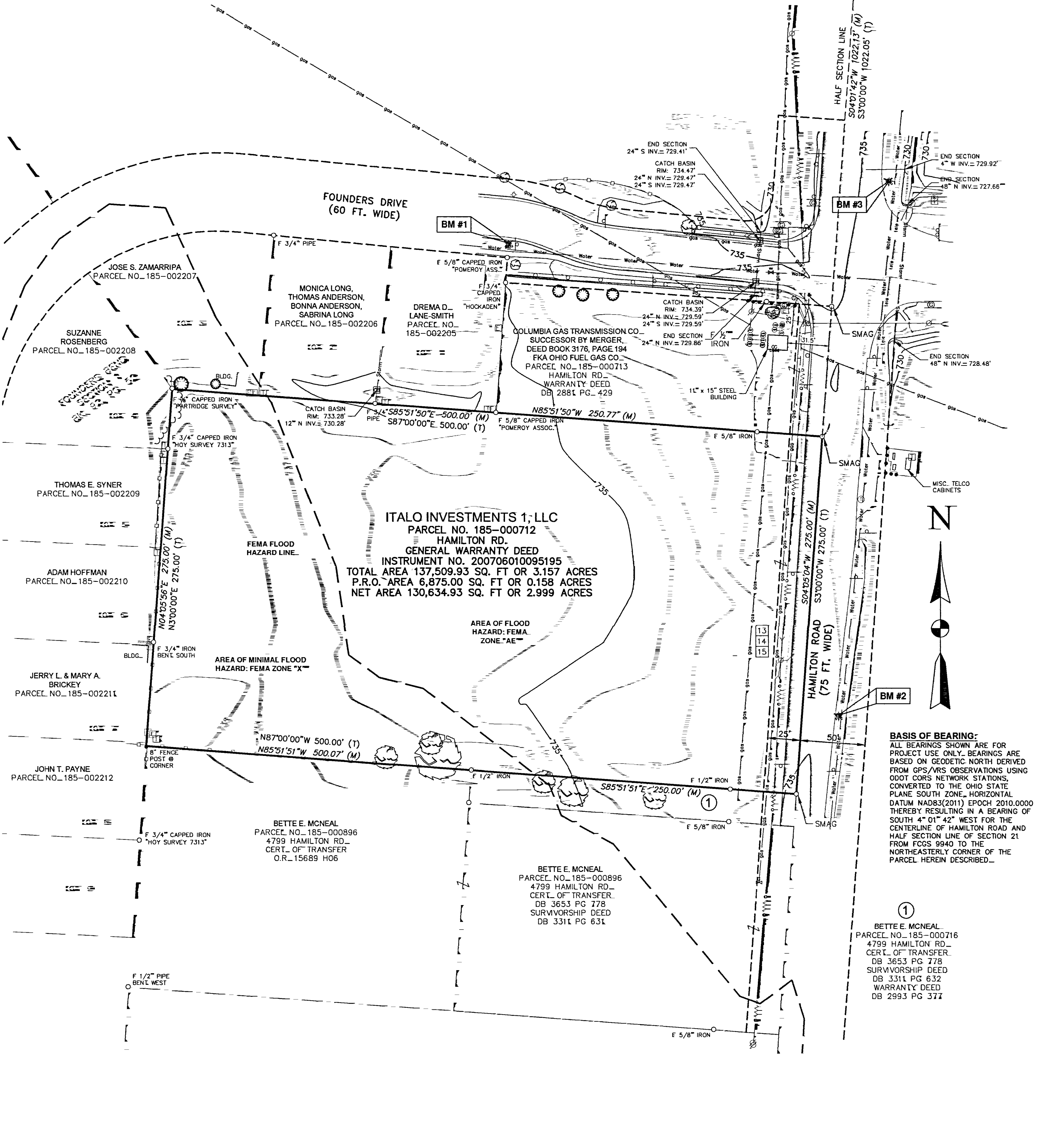
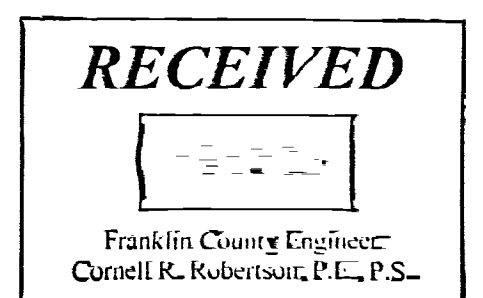
Table with 2 columns listing various symbols and their corresponding descriptions for property lines, easements, utilities, and other features.

ALTA/NSPS LAND TITLE SURVEY

IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 11, RANGE 21 WEST, MATHEWS SURVEY OF THE CONGRESS LANDS CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO



VICINITY MAP NOT TO SCALE



SCHEDULE B II EXCEPTIONS: (PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. NCS-1020903-COL WITH AND EFFECTIVE DATE OF JULY 15, 2020, 6:00AM)

- List of 19 exceptions regarding survey matters, easements, and property boundaries.

LEGAL DESCRIPTION: (PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. NCS-1020903-COL WITH AND EFFECTIVE DATE OF JULY 15, 2020, 6:00AM) Situated in the County of Franklin, in the State of Ohio and in the Village of Groveport...

LEGAL DESCRIPTION PER SURVEY: Situated the County of Franklin, in the State of Ohio and in the Village of Groveport and being all of a 3.157 acre tract conveyed to Italo Investments 1, LLC by deed as recorded in Instrument Number 200706010095195...

ZONE INFORMATION: (PER THE CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO ZONING CODE: ORIGINALLY ADOPTED 1/28/1985) THE CURRENT USE OF THE PARCEL, AS PROVIDED BY THE APPLICANT, IS A PERMITTED PRINCIPLE USE...

SURVEYORS NOTES: 1. ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS ARE BASED ON GEODETIC NORTH DERIVED FROM GPS/VRS OBSERVATIONS USING ODOT CORS NETWORK STATIONS...

BENCHMARKS: BM #1: ARROW BOLT ON HYDRANT ELEV: 740.13 (NAVD 88) BM #2: ARROW BOLT ON HYDRANT ELEV: 735.94 (NAVD 88) BM #3: ARROW BOLT ON HYDRANT ELEV: 735.90 (NAVD 88)

SURVEYORS CERTIFICATE: To: (i) ITALO INVESTMENTS 1, LLC; (ii) First American Title Insurance Company; This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys...

811 Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED...

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

Revisions table with columns for DATE and DESCRIPTION.

MCA METROCA.NET RELATIONSHIPS - REPUTATION - RESULTS 800.525.6016

Client information: Project GROVEPORT SURVEY, Site Address HAMILTON ROAD GROVEPORT, OHIO 43125, County FRANKLIN, Community MATHEWS SURVEY.

Professional information: Scott R. Lindgren, P.S., Professional Surveyor No. 7853, slindgren@metroca.net, dated 2020-07-31.