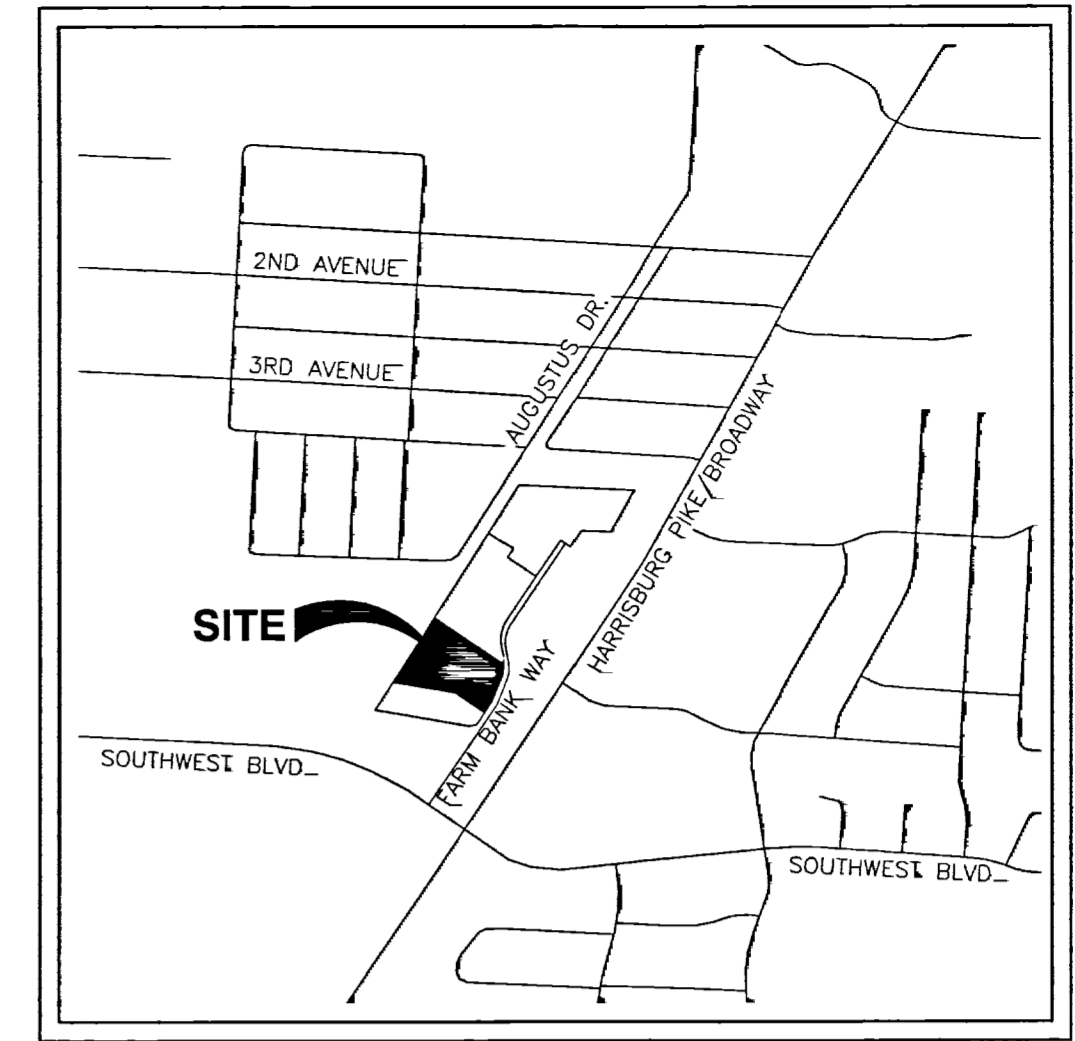


# ALTA / NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY  
VIRGINIA MILITARY SURVEY 1388



VICINITY MAP  
SCALE: 1"=1,000'

## LEGAL DESCRIPTION:

DESCRIPTION OF 3.412 ACRES

SSITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY 1388, BEING PART OF LOT 4 AS DELINEATED ON THE PLAT OF BROADWAY COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 88, PAGE 77, AND BEING A 3.412 ACRE TRACT OF LAND OUT OF A 13.628 ACRE TRACT OF LAND, CONVEYED TO DBS BROADWAY, LLC, OF RECORD IN INSTRUMENT NUMBER 200409210220578, ALL REFERENCES TO RECORD BEING ON FILE IN THE OFFICE OF THE RECORDER, FRANKLIN COUNTY, OHIO, SAID 3.412 ACRE TRACT BEING MORE FULLY DESCRIBED HEREIN;

BEGINNING AT AN IRON PIN SET ON THE EAST CORNER OF SAID 13.628 ACRE TRACT, THE SOUTHEAST CORNER OF A 2.125 ACRE TRACT OF LAND, DECLARED AS THE BROADWAY PROFESSIONAL VILLAGE CONDOMINIUM, OF RECORD IN INSTRUMENT NUMBER 200601250015624 AND DEMONSTRATED IN CONDOMINIUM PLAT BOOK 161, PAGE 8, AND ON THE WEST RIGHT-OF-WAY LINE OF FARM BANK WAY (60 FT. DEDICATED IN PLAT BOOK 88, PAGE 77);

THENCE, WITH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 32°23'43", AN ARC LENGTH OF 67.85 FEET, A CHORD BEARING OF SOUTH 05°46'33" WEST, AND A CHORD DISTANCE OF 66.95 FEET, WITH THE EAST LINE OF SAID 13.628 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID FARM BANK WAY, TO AN IRON PIN SET, AT A POINT OF TANGENCY;

THENCE, SOUTH 21°58'25" WEST, A DISTANCE OF 154.07 FEET, WITH THE EAST LINE OF SAID 13.628 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID FARM BANK WAY, TO AN IRON PIN SET;

THENCE, SOUTH 34°01'30" WEST, A DISTANCE OF 70.97 FEET, WITH THE EAST LINE OF SAID 13.628 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID FARM BANK WAY, TO AN IRON PIN SET, ON THE EAST LINE OF SAID 13.628 ACRE TRACT, ON THE NORTHEAST CORNER OF A 1.770 ACRE TRACT OF LAND, CONVEYED TO PINNACLE PETS PLAY AND STAY INC., OF RECORD IN INSTRUMENT NUMBER 201604260051455, AND ON THE WEST RIGHT-OF-WAY LINE OF FARM BANK WAY (60 FT. DEDICATED IN PLAT BOOK 48, PAGE 32);

THENCE, NORTH 55°59'42" WEST, A DISTANCE OF 186.73 FEET, WITH THE NORTH LINE OF SAID 1.770 ACRE TRACT, TO A 3/4" IRON PIPE FOUND CAPPED IT 8621;

THENCE, NORTH 80°09'13" WEST, A DISTANCE OF 329.94 FEET, WITH THE NORTH LINE OF SAID 1.770 ACRE TRACT, TO 3/4" IRON PIPE FOUND CAPPED IT 8621, ON THE WEST LINE OF SAID 13.628 ACRE TRACT, THE NORTHWEST CORNER OF SAID 1.770 ACRE TRACT, AND ON THE EAST RIGHT-OF-WAY LINE OF THE BALTIMORE AND OHIO RAILWAY, AS RECORDED IN DEED BOOK 592, PAGE 1, NOW KNOWN AS CSX TRANSPORTATION INC., SUCCESSOR BY MERGER, WHOSE MERGER DOCUMENTS HAVE BEEN SUMMARIZED AND RECORDED AS OFFICIAL RECORD 13276 A16 AND OFFICIAL RECORD 13276 B15 SUBSEQUENTLY RE-RECORDED AS OFFICIAL RECORD 13283 G13;

THENCE, NORTH 32°40'57" EAST, A DISTANCE OF 402.73 FEET, WITH THE WEST LINE OF SAID 13.628 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CSX TRANSPORTATION INC., TO AN IRON PIN SET, AT THE EAST RIGHT-OF-WAY OF SAID CSX TRANSPORTATION INC., AND AT THE SOUTHWEST CORNER OF A 0.332 ACRE TRACT OF LAND, DECLARED AS THE BROADWAY PROFESSIONAL VILLAGE CONDOMINIUM FIRST AMENDMENT, PART 2, OF RECORD IN INSTRUMENT NUMBER 200807280114623 AND AS DEMONSTRATED IN CONDOMINIUM PLAT BOOK 205, PAGE 89;

THENCE, SOUTH 55°59'45" EAST, A DISTANCE OF 419.99 FEET, WITH THE SOUTH LINE OF SAID 0.332 ACRE TRACT, AND THE SOUTH LINE OF SAID 2.125 ACRE TRACT, TO AN IRON PIN SET;

THENCE, NORTH 79°36'15" EAST, A DISTANCE OF 18.65 FEET, WITH THE SOUTH LINE OF SAID 2.125 ACRE TRACT, TO THE TRUE POINT OF BEGINNING, CONTAINING 3.412 ACRES, SUBJECT TO ALL EASEMENTS AND DOCUMENTS OF RECORD.

ALL IRON PINS SET ARE 5/8-INCH SOLID REBAR, 30 INCHES IN LENGTH, WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

FOR THE PURPOSE OF THIS DESCRIPTION A BEARING OF NORTH 80°09'13" WEST WAS HELD ON THE SOUTH LINE OF LOT 4, BROADWAY COMMERCIAL CENTER OF RECORD IN PLAT BOOK 88, PAGE 77, IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND IS BASED ON STATIC AND RTK GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT).

THIS DOCUMENT IS BASED AN AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2019.

## SCHEDULE B - SECTION II:

BASED UPON TITLE COMMITMENT FILE NO: 2018112708, OLD REPUBLIC TITLE INSURANCE COMPANY, EFFECTIVE DATE: 10/31/2018 AT 7:00 AM

ITEMS 1-12, 20-21 ARE NOT SURVEY RELATED.

13. BUILDING SETBACK LINES AND UTILITY EASEMENTS, AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN PLAT BOOK 88, PAGE 77. IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON.
14. EASEMENT GRANTED TO COLUMBIA GAS OF OHIO, INC OF RECORD IN INSTRUMENT NUMBER 200508160166319, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IS LOCATED ON SUBJECT PARCEL AND IS A BLANKET EASEMENT.
15. EASEMENT GRANTED TO COLUMBUS SOUTHERN POWER COMPANY OF RECORD IN INSTRUMENT NUMBER 200511300251932, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IS NOT LOCATED ON SUBJECT PARCEL.
16. DRAINAGE EASEMENT OF RECORD IN INSTRUMENT NUMBER 201604260051456, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON.
17. CROSS EASEMENT FOR INGRESS AND EGRESS OF RECORD IN INSTRUMENT NUMBER 201604260051457, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON.
18. EASEMENT OF RECORD IN PLAT BOOK 48, PAGE 32, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON.
19. DECLARATIONS AND BYLAWS FOR THE BROADWAY PROFESSIONAL VILLAGE CONDOMINIUM OF RECORD IN INSTRUMENT NUMBER 200601250015624 AND CONDOMINIUM PLAT BOOK 161, PAGES 8 - 11. INSTRUMENT NUMBER 200601250015626 BEING ADDITIONAL PROPERTY PART 4, FIRST AMENDMENT TO DECLARATIONS OF RECORD IN INSTRUMENT NUMBER 200807280114623, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (THE SUBJECT ACREAGE IS A PART OF THE ADDITIONAL PROPERTY THAT COULD BE ADDED TO THE BROADWAY PROFESSIONAL VILLAGE CONDOMINIUM. IF NOT ADDED, THE ADDITIONAL LAND IS NOT ENCUMBERED BY THE DECLARATIONS.) IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON.

## SURVEYOR'S NOTES:

- 1) FIELD WORK PERFORMED IN FEBRUARY 2019.
- 2) THIS SURVEY REPRESENTS THE SAME PARCEL AS DESCRIBED IN TITLE COMMITMENT SHOWN ON THIS SURVEY.
- 3) THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING ACTIVITIES ON THE SUBJECT PARCEL.
- 4) THERE IS NO EVIDENCE OF PROPOSED CHANGES IN THE RIGHT-OF-WAY LINES.
- 5) THERE IS NO EVIDENCE OF ANY ENCROACHMENTS ON THE SUBJECT PARCEL.
- 6) THE SUBJECT PARCEL HAS DIRECT PHYSICAL ACCESS TO FARM BANK WAY, A PUBLICLY DEDICATED ROADWAY.
- 7) THE SUBJECT PARCEL IS CONTIGUOUS ALONG IT'S COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.

## UTILITY NOTE

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. OUPS TICKET NUMBER: A904401118

## ZONING INFORMATION

NOT PROVIDED BY CLIENT.

## BASIS OF BEARINGS

FOR THE PURPOSE OF THIS DESCRIPTION A BEARING OF NORTH 80°09'13" WEST WAS HELD ON THE SOUTH LINE OF LOT 4, BROADWAY COMMERCIAL CENTER OF RECORD IN PLAT BOOK 88, PAGE 77, IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND IS BASED ON STATIC AND RTK GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (2011 ADJUSTMENT).

## FLOOD NOTE

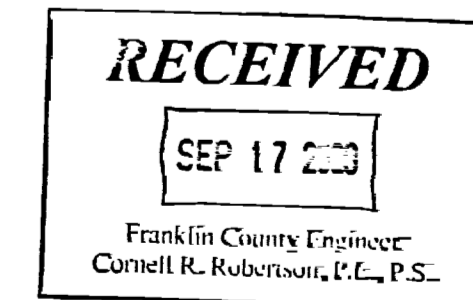
THE 3.412 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 39049C0314K DATED: JUNE 17, 2008.

## IRON PINS

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC."

## PARKING SPACES

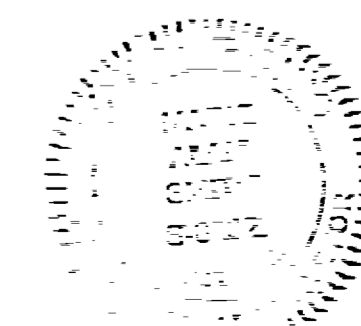
PARKING SPACES=0  
HANDICAP SPACES=0  
TOTAL SPACES=0



THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF OHIO CERTIFIES TO  
(1) KOHR ROYER GRIFFITH DEVELOPMENT COMPANY, LLC (II) OLD REPUBLIC TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN: FEBRUARY 2019

*Mark Alan Smith*  
MARK ALAN SMITH  
PROFESSIONAL LAND SURVEYOR NO. 8232  
DATE: 6/29/2020



NO.	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.cecinc.com

FARM BANK WAY  
CITY OF GROVE CITY  
COUNTY OF FRANKLIN, OHIO

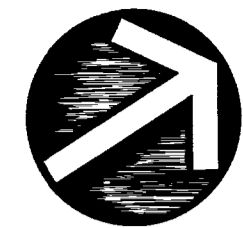
ALTA/NSPS  
LAND TITLE SURVEY

DATE:	JUNE 2020	DRAWN BY:	T=N/A	CHECKED BY:	MS
DWG SCALE:	1"=100'	PROJECT NO.:	303-297	APPROVED BY:	MS

DRAWING NO. =  
**ALTA**  
SHEET 1 OF 2

P:\100-0001\100-297 - Survey\Draw\103297-001-ALTA.dwg (2020) (S:\6/29/2020 - 12:28 PM) - LP: 6/29/2020 12:28 PM

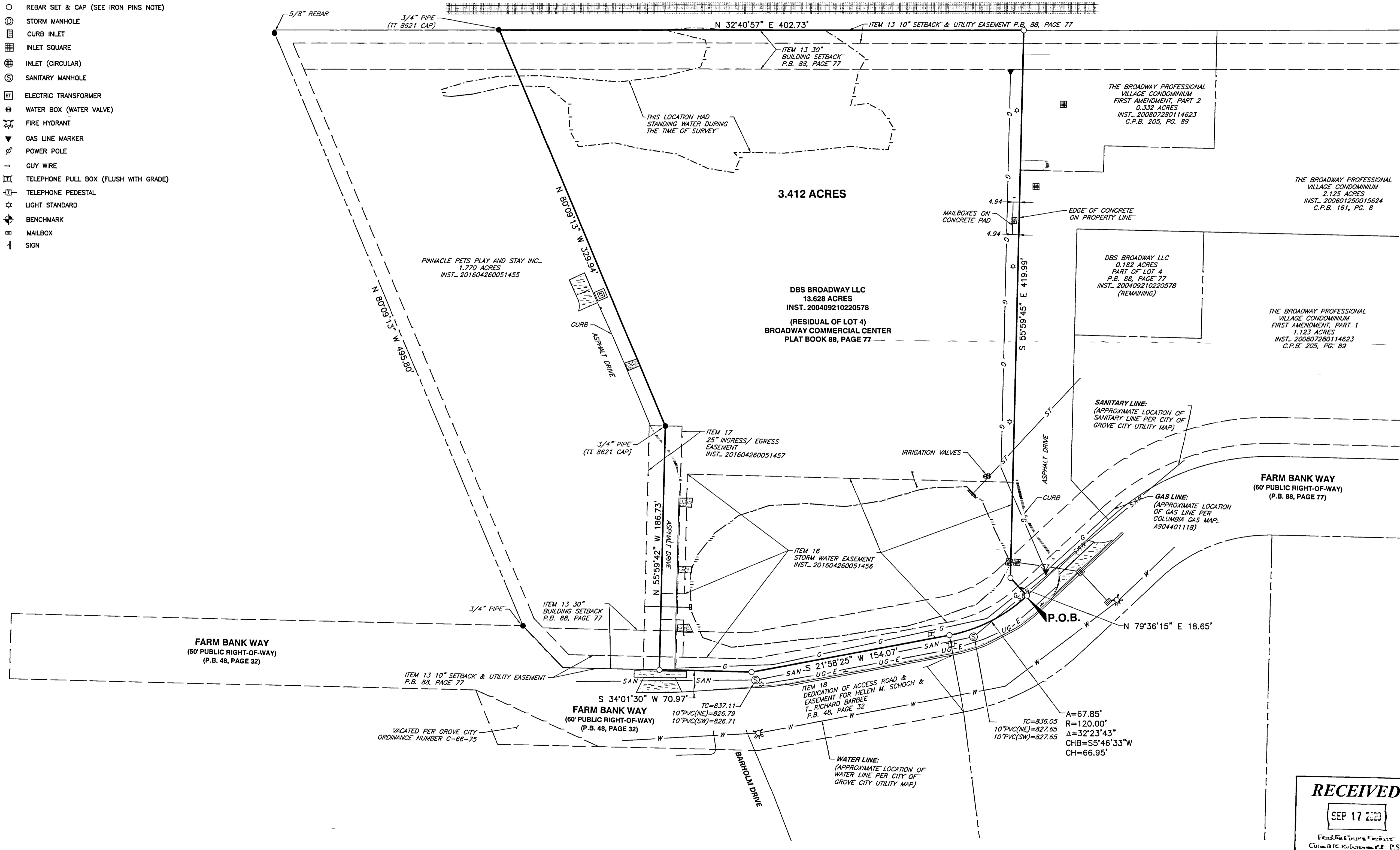
- LEGEND:**
- SAN — EXISTING SANITARY SEWER LINE
  - — EXISTING EASEMENT
  - G — EXISTING GAS LINE
  - W — EXISTING WATER LINE
  - UG-E — EXISTING UNDERGROUND ELEC. LINE
  - — EXISTING WATER BODY
  - — EXISTING RIPRAP
  - — EXISTING CONCRETE
  - ▲ MAG NAIL FOUND
  - △ MAG NAIL SET
  - 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
  - REBAR SET & CAP (SEE IRON PINS NOTE)
  - ⊙ STORM MANHOLE
  - ⊞ CURB INLET
  - ⊞ INLET SQUARE
  - ⊞ INLET (CIRCULAR)
  - ⊞ SANITARY MANHOLE
  - ⊞ ELECTRIC TRANSFORMER
  - ⊞ WATER BOX (WATER VALVE)
  - ⊞ FIRE HYDRANT
  - ⊞ GAS LINE MARKER
  - ⊞ POWER POLE
  - ⊞ GUY WIRE
  - ⊞ TELEPHONE PULL BOX (FLUSH WITH GRADE)
  - ⊞ TELEPHONE PEDESTAL
  - ⊞ LIGHT STANDARD
  - ⊞ BENCHMARK
  - ⊞ MAILBOX
  - ⊞ SIGN



NORTH



CSX TRANSPORTATION INC.  
(BALTIMORE AND OHIO RAILWAY DEED BOOK 592, PAGE 1)  
NOW KNOWN AS CSX TRANSPORTATION INC.  
SUCCESSOR BY MERGER, WHOSE MERGER DOCUMENTS HAVE BEEN  
SUMMARIZED AND RECORDED AS O.R. 13276 A16 AND O.R. 13276 B15  
SUBSEQUENTLY RE-RECORDED AS O.R. 13283 G13



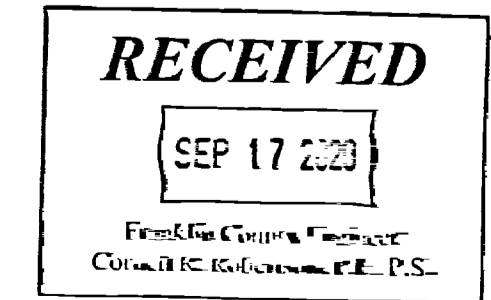
NO.	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road • Suite 250 • Worthington, OH 43085  
614-540-6633 • 888-598-6808  
www.cecinco.com

**FARM BANK WAY  
CITY OF GROVE CITY  
COUNTY OF FRANKLIN, OHIO**

**ALTA/NSP  
LAND TITLE SURVEY**

DATE: JUNE 2020 DRAWN BY: MAS  
DWG SCALE: 1"=40' CHECKED BY: 393-297  
PROJECT NO: 7411  
APPROVED BY:



P:\200-000\100-100-2971-Survey\100-100-2971-ALTA.dwg (PAGE 2) LS (9/25/2020 4:51 PM) - LP: 6/25/2020 4:51 PM