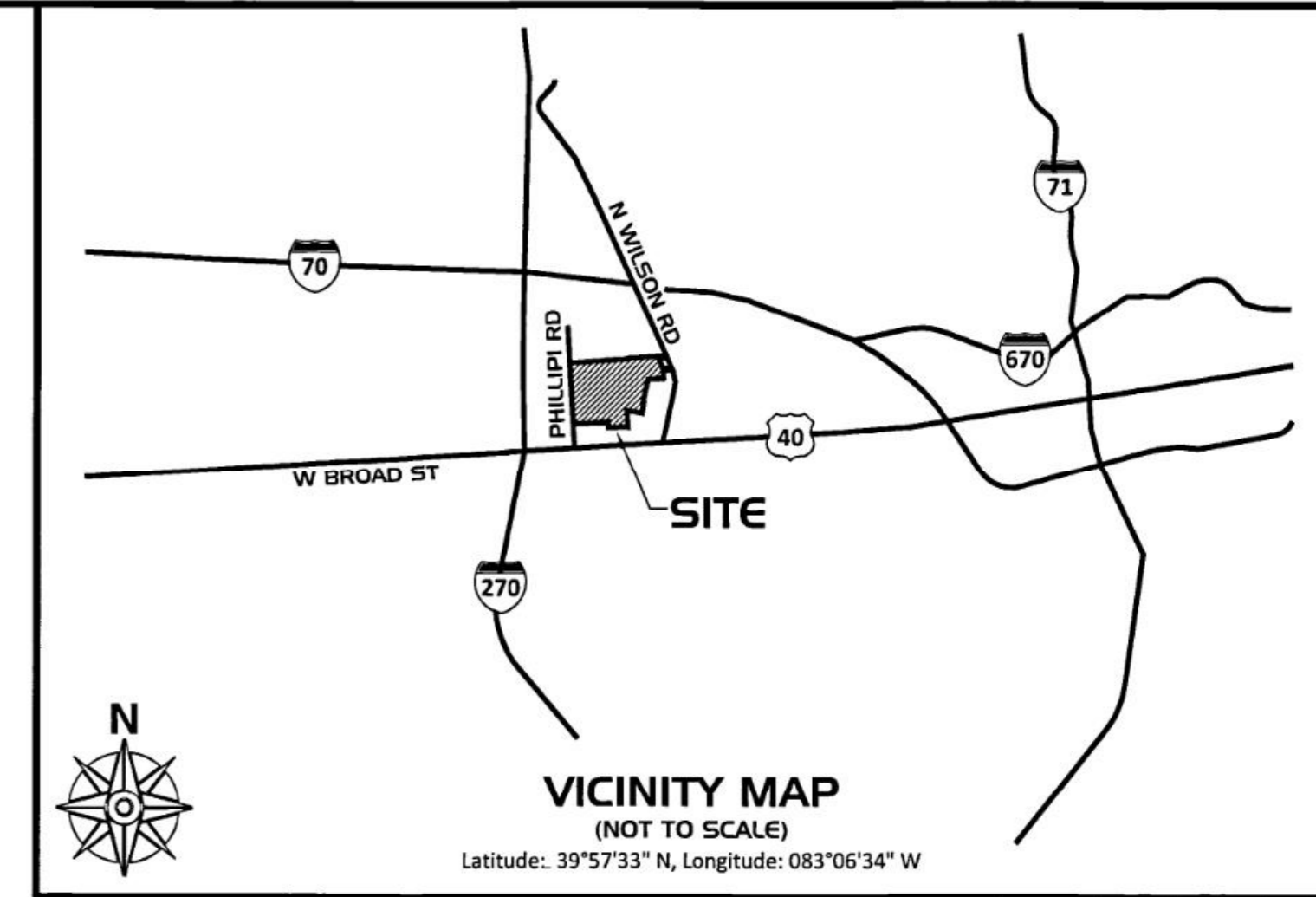
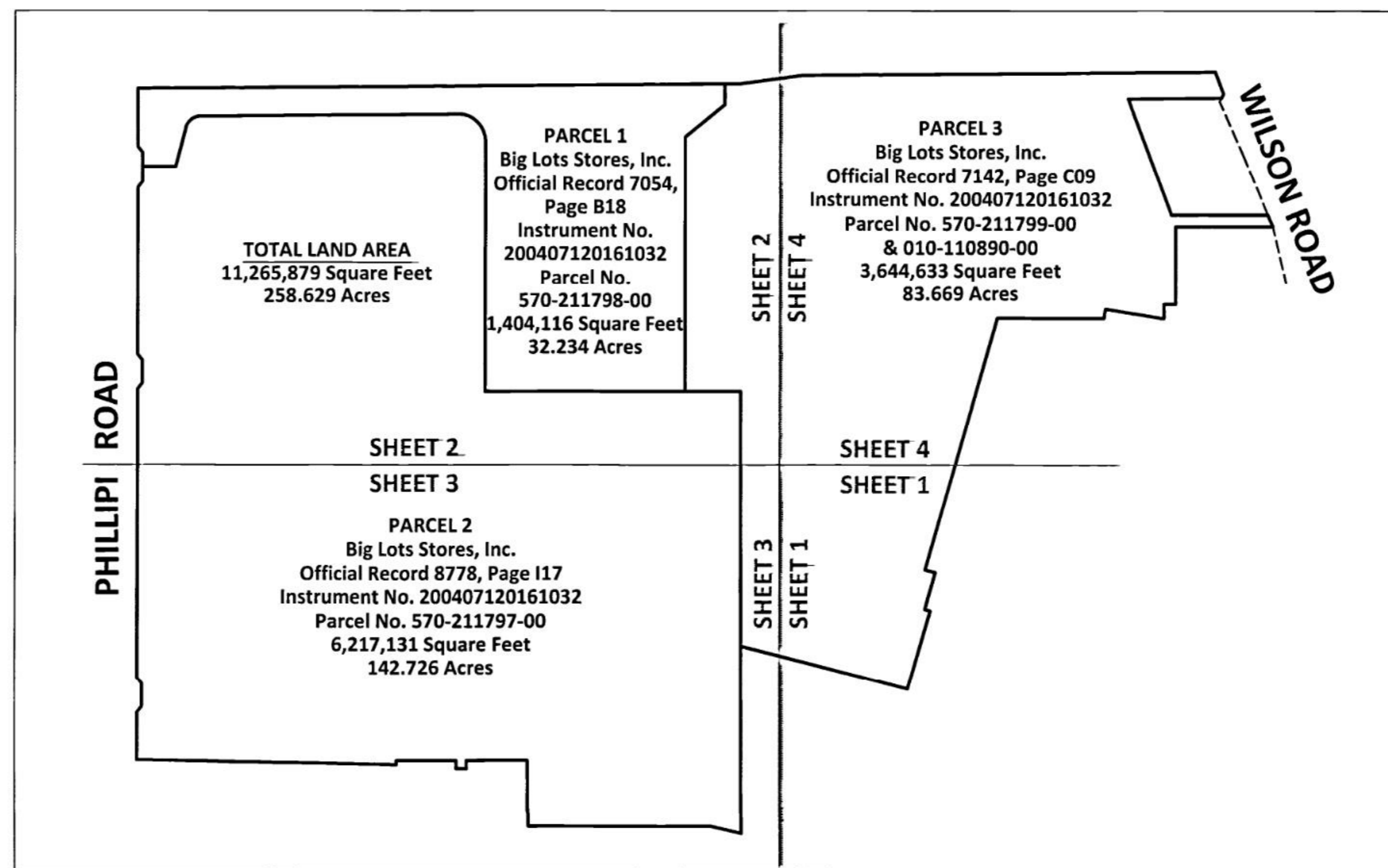


| SYMBOL LEGEND | | | |
|---------------|------------------------|---|----------------------------|
| R/W | Right-of-Way | ⊠ | Telephone Vault |
| E | Adj. Property Line | ⊠ | Traffic Pedestal |
| C | Centerline | ⊠ | Traffic Vault |
| P.O.B. | Point of Beginning | ⊠ | Flag Pole |
| P.O.C. | Point of Commencement | ⊠ | Light Pole |
| Rad | Radius | ⊠ | Traffic Pole |
| Arc | Arc Length | ⊠ | Utility Pole w/Light |
| Δ | Delta Angle | ⊠ | Utility Pole |
| ChB | Chord Bearing | ⊠ | Guy Wire |
| ChL | Chord Length | ⊠ | Fire Hydrant |
| M | Measured | ⊠ | Water Manhole |
| (R) | Record | ⊠ | Water Post Indicator Valve |
| ⊠ | Monument Box Found | ⊠ | Water Stand Pipe |
| ⊠ | Monument Found | ⊠ | Water Valve |
| ⊠ | 5/8" Iron Rod w/Cap | ⊠ | Unknown Manhole |
| ⊠ | *NGC PS 8460 B668" Set | ⊠ | Unknown Vault |
| ⊠ | MAG Nail Set | ⊠ | Underground Utility Marker |
| ⊠ | Electric Meter | ⊠ | Sign |
| ⊠ | Electric Transformer | ⊠ | Overhead Utilities |
| ⊠ | Electric Vault | ⊠ | Chain Link Fence |
| ⊠ | Gas Meter | ⊠ | Wall |
| ⊠ | Gas Valve | ⊠ | Concrete Area |
| ⊠ | Sanitary Manhole | ⊠ | Building Area |
| ⊠ | Storm Manhole | ⊠ | |
| ⊠ | Catch Basin (Round) | ⊠ | |
| ⊠ | Catch Basin (Square) | ⊠ | |
| ⊠ | Curb Inlet | ⊠ | |
| ⊠ | Storm Vault | ⊠ | |
| ⊠ | Telephone Manhole | ⊠ | |
| ⊠ | Telephone Pedestal | ⊠ | |
| ⊠ | Transmission Tower | ⊠ | |

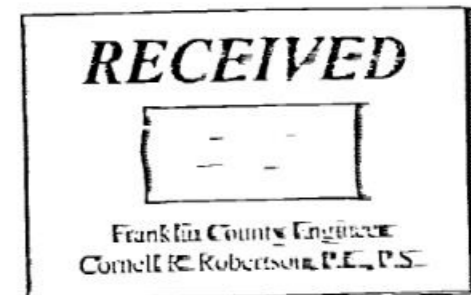


BASIS OF BEARING

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, South Zone (FIPS Zone 3402), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID12B, with a combined scale factor of 1.00004946146664. A GNSS Real Time Kinematic Network survey was used to establish a bearing of North 03°25'34" West for the centerline of Phillippi Road, and a Northing of 1,747,727.39 and Easting of 1,797,253.90 (U.S. Survey Feet) for FCGS Monument No. 5062, a 2" aluminum cap in concrete found in a monument box at the intersection of the centerline of Janitor Road and the centerline of Phillippi Road.

REFERENCE DOCUMENTS

- Franklin County Auditor's Office Geographic Information System and Tax Maps
- Official Record 7054, Page B18
- Official Record 7142, Page C09
- Official Record 8778, Page I17
- Instrument No. 200407120161032
- All documents shown hereon



LINE TABLE

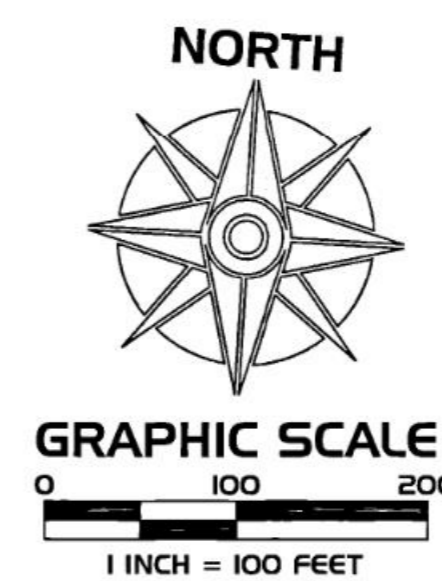
| LINE | BEARING | DISTANCE |
|------|-----------------------------------|-----------------------|
| L1 | S 11°34'26" W M (S 11°11'15" W R) | (172.29' R & M) |
| L2 | S 86°34'26" W M (S 86°11'15" W R) | (162.90' R & M) |
| L3 | N 03°25'34" W M (N 03°48'45" W R) | (337.89' R & M) |
| L4 | N 86°34'26" E M (N 86°11'15" E R) | (212.90' R & M) |
| L5 | N 11°34'26" E M (N 11°11'15" E R) | (172.29' R & M) |
| L6 | S 03°25'34" E M (S 03°48'45" E R) | (337.45' R & M) |
| L7 | N 86°34'24" E M (N 86°34'04" E R) | (50.00' R & M) |
| L8 | N 03°25'27" W M (N 03°25'56" W R) | 86.06' M (86.22' R) |
| L9 | S 42°05'09" E M (S 42°05'31" E R) | (32.02' R & M) |
| L10 | S 03°25'34" E M (S 03°25'56" E R) | (125.00' R & M) |
| L11 | N 35°14'01" E M (N 35°13'39" E R) | (32.02' R & M) |
| L12 | N 42°05'09" W M (N 42°05'31" W R) | (32.02' R & M) |
| L13 | N 03°25'34" W M (N 03°25'56" W R) | (100.00' R & M) |
| L14 | N 35°14'01" E M (N 35°13'39" E R) | (32.02' R & M) |
| L15 | N 42°05'09" W M (N 42°05'31" W R) | (32.02' R & M) |
| L16 | N 03°25'34" W M (N 03°25'56" W R) | (100.00' R & M) |
| L17 | N 35°14'01" E M (N 35°13'39" E R) | (32.02' R & M) |
| L18 | N 03°25'34" W M (N 03°25'56" W R) | 206.59' M (206.63' R) |
| L19 | S 87°34'11" W M (S 87°34'28" W R) | (50.01' R & M) |
| L20 | N 03°46'18" W M (N 04°09'29" W R) | (279.10' R & M) |
| L21 | S 86°35'24" W M (S 86°12'13" W R) | (266.06' R & M) |
| L22 | S 03°24'36" E M (S 03°47'47" E R) | (35.00' R & M) |
| L23 | S 86°35'24" W M (S 86°12'13" W R) | (43.70' R & M) |
| L24 | N 03°24'36" W M (N 03°47'47" W R) | (35.00' R & M) |
| L25 | S 86°35'24" W M (S 86°12'13" W R) | (260.30' R & M) |
| L26 | S 03°30'59" E M (S 03°54'10" E R) | (18.00' R & M) |
| L27 | S 03°25'34" E | 251.82' M |
| L28 | N 03°25'34" W M | 61.06' M |
| L29 | N 03°25'34" W M | 63.94' M |

CERTIFICATION

I hereby certify that this map or plat and the field survey on which it is based were made in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code.

The field work was completed on April 22, 2020.
Date of Plat or Map: May 20, 2020

David W. Grant, PS
Ohio Professional Surveyor No. 8460
dgrant@northcoastgeo.com



NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

173 Owosso Ave
Fairlawn, OH 44333
(614) 519-3611

Project No. NCG 2090
Drafted by: DWG

SHEET 1 OF 4

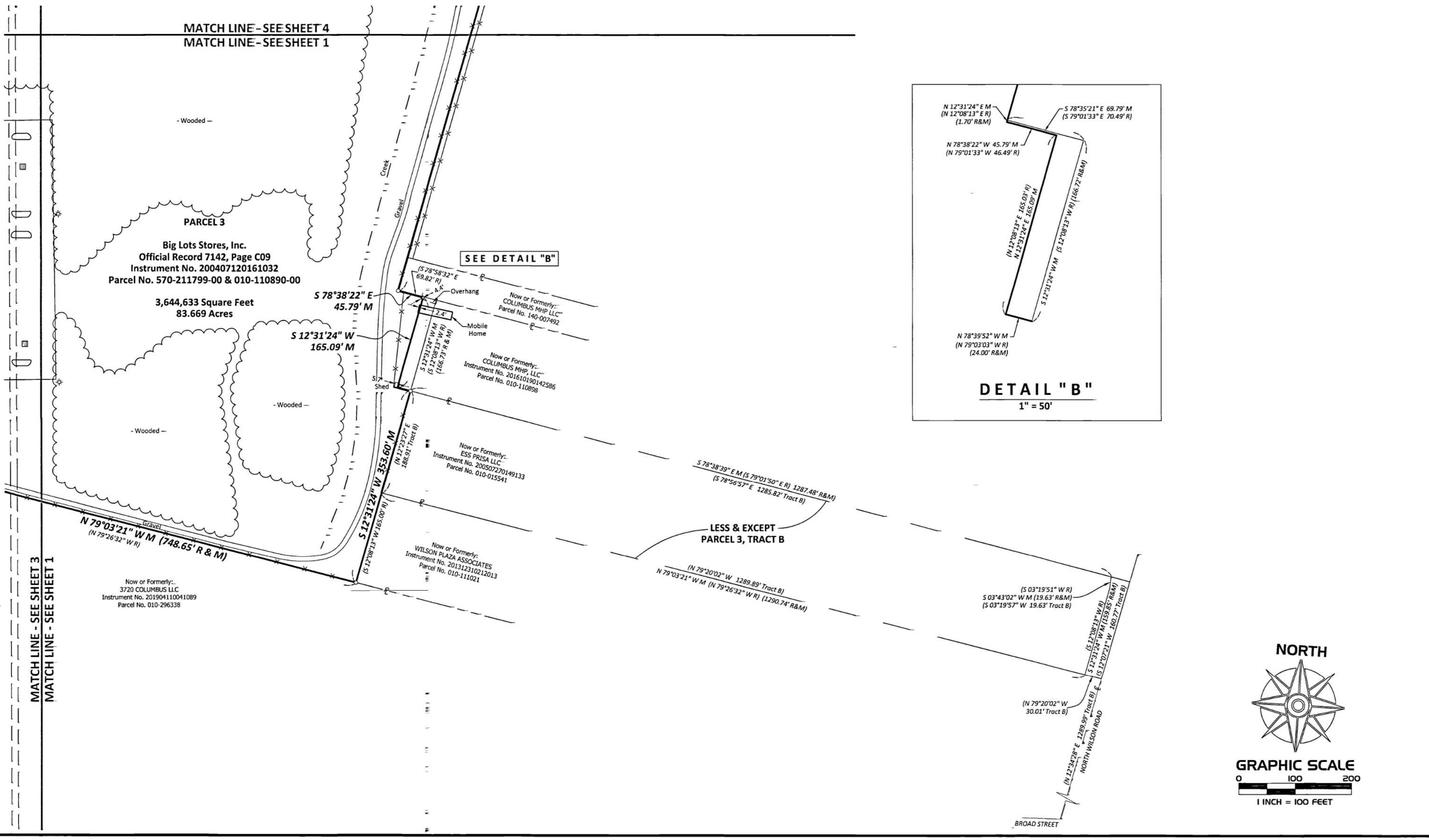
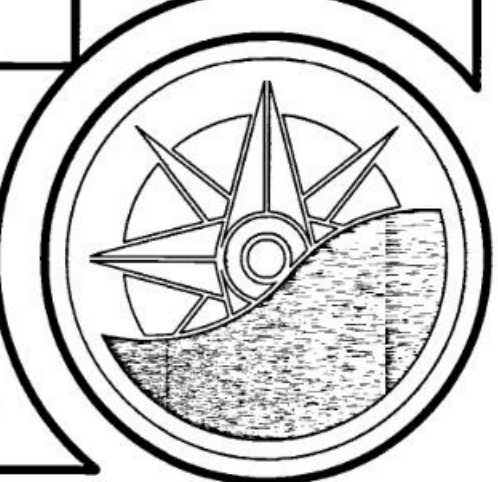
REVISION HISTORY

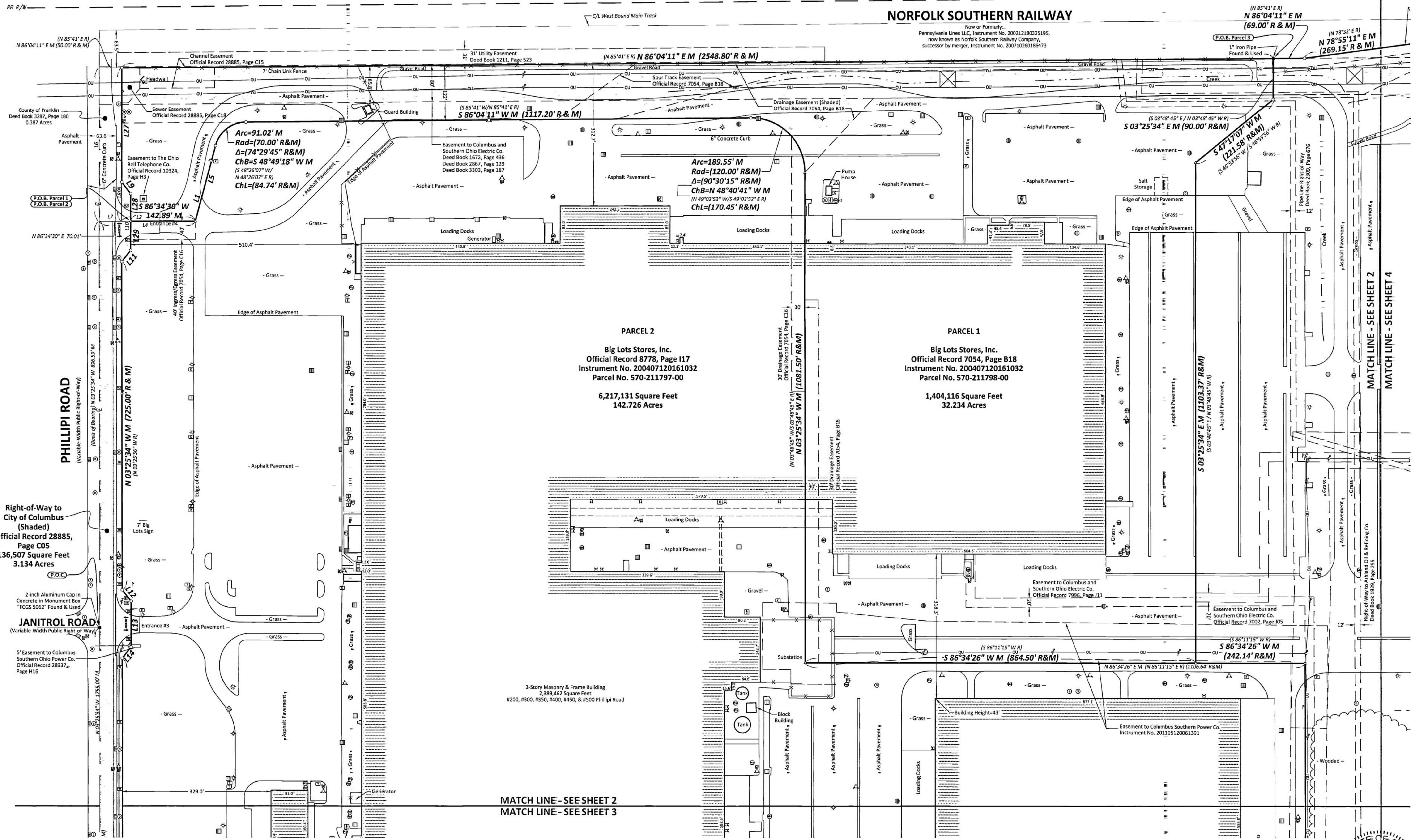
| BY: | DATE: | COMMENT: | LINE TABLE REVISIONS | COUNTY REVISIONS |
|-----|------------|----------|----------------------|------------------|
| ESJ | 2020-05-22 | | | |
| LKA | 2020-05-28 | | | |

BOUNDARY SURVEY PREPARED FOR:

AMERICAN NATIONAL
3465 South Arlington Rd Suite #183
Akron, OH 44312

BIG LOTS Virginia Military Survey No. 1482
300 Phillippi Road
City of Columbus
County of Franklin
State of Ohio





NORTH

GRAPHIC SCALE
0 100 200
1 INCH = 100 FEET

RECEIVED

Franklin County Engineer
Comdel K. Roberts, P.E., P.S.

REVISION HISTORY

| BY: | DATE: | COMMENT: |
|-----|------------|----------------------|
| ESI | 2020-05-22 | LINE TABLE REVISIONS |
| LKA | 2020-05-28 | COUNTY REVISIONS |

BOUNDARY SURVEY PREPARED FOR:
AMERICAN NATIONAL
3465 South Arlington Rd Suite E183
Akron, OH 44312

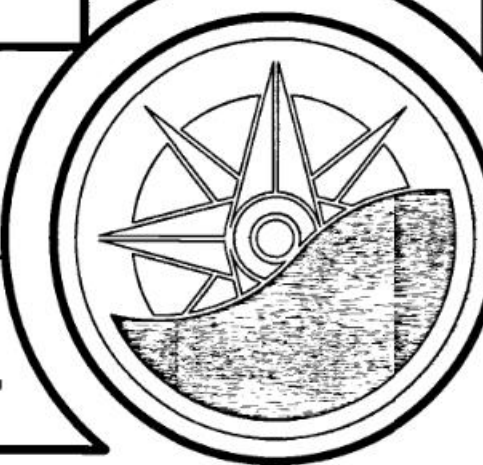
BIG LOTS
Virginia Military Survey No. 1482
300 Phillipi Road
City of Columbus
County of Franklin
State of Ohio

NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

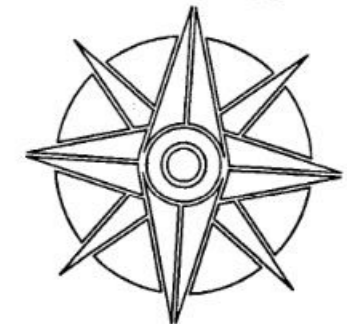
173 Owosso Ave
Fairlawn, OH 44333
(614) 519-3611

Project No. NCG 2090
Drafted by: LKA

SHEET
2 OF 4



NORTH



GRAPHIC SCALE
0 100 200
1 INCH = 100 FEET

RECEIVED

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

REVISION HISTORY

DATE: 2020-05-22
BY: ESI

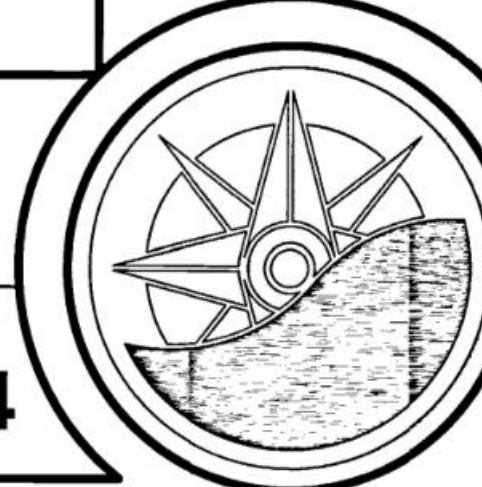
DATE: 2020-05-28
BY: LKA

BOUNDARY SURVEY
PREPARED FOR:

AMERICAN NATIONAL

3465 South Arlington Rd Suite E#183
Akron, OH 44312

BIG LOTS
Virginia Military Survey No. 1482
300 Phillippi Road
City of Columbus
County of Franklin
State of Ohio



NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

173 Owosso Ave
Fairlawn, OH 44333
(614) 519-3611

Project No. NCG 2090
Drafted by: LKA

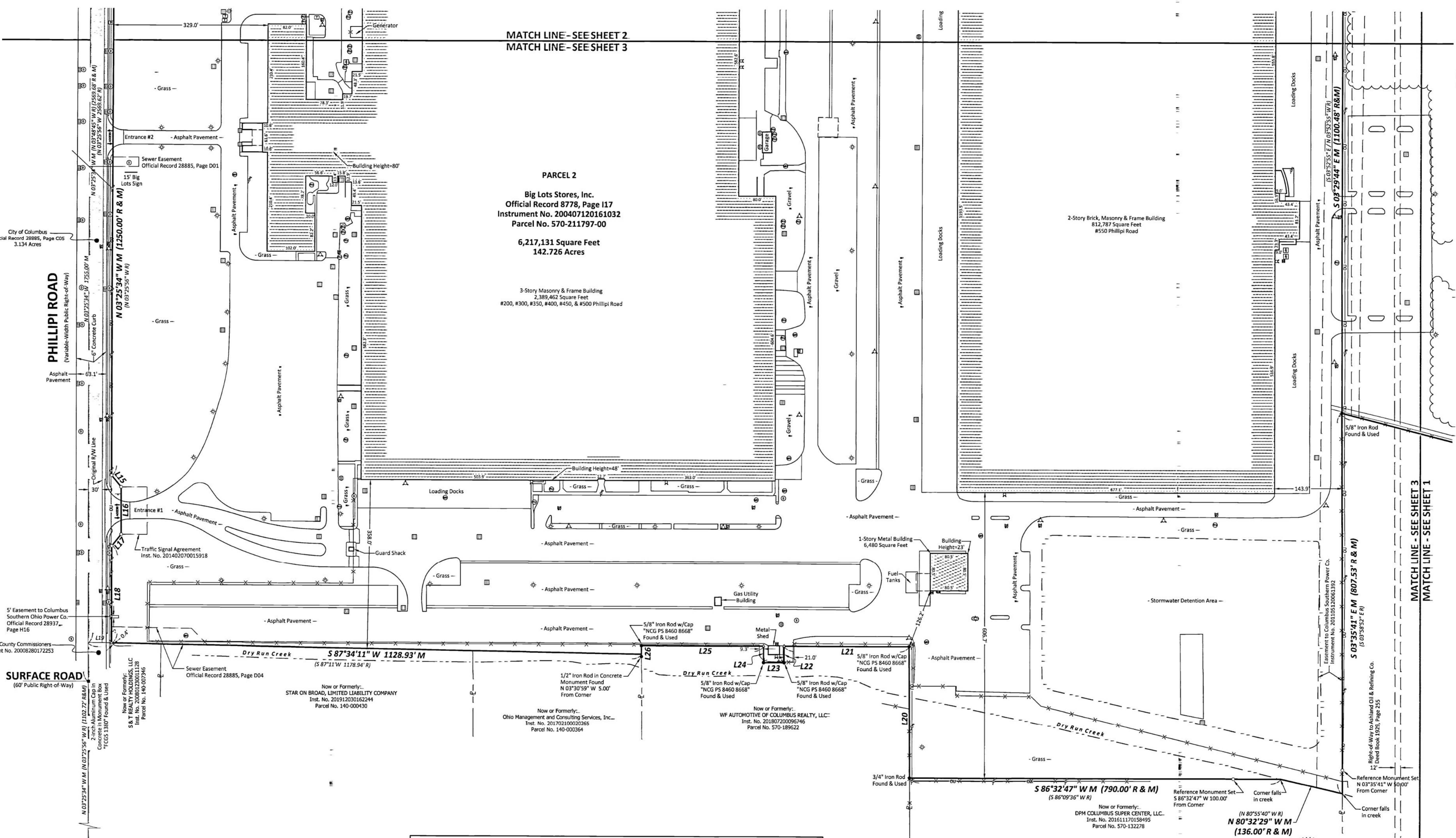
SHEET
3 OF 4

MATCH LINE - SEE SHEET 2
MATCH LINE - SEE SHEET 3

PARCEL 2
Big Lots Stores, Inc.
Official Record 8778, Page 117
Instrument No. 200407120161032
Parcel No. 570-211797-00
6,217,131 Square Feet
142.726 Acres

3-Story Masonry & Frame Building
2,389,462 Square Feet
#200, #300, #350, #400, #450, & #500 Phillippi Road

2-Story Brick, Masonry & Frame Building
812,787 Square Feet
#550 Phillippi Road



SYMBOL LEGEND

Table with 4 columns of symbols and their corresponding descriptions for surveying features like Right-of-Way, Electric Meter, Traffic Pedestal, etc.



(N 88°05'03" E R)
(N 88°05'25" E M (332.61' R&M))
BROAD STREET 40

Now or Formerly:
STAR ON BROAD, LIMITED LIABILITY COMPANY
Inst. No. 201912030162244
Parcel No. 140-000430

Now or Formerly:
Ohio Management and Consulting Services, Inc.
Inst. No. 201702100020265
Parcel No. 140-000364

Now or Formerly:
WF AUTOMOTIVE OF COLUMBUS REALTY, LLC
Inst. No. 201807200962746
Parcel No. 570-189622

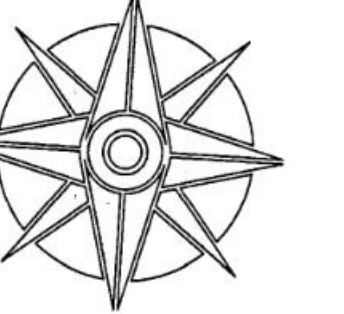
Now or Formerly:
DPH COLUMBUS SUPER CENTER, LLC.
Inst. No. 201611170158495
Parcel No. 570-132278

Right-of-Way to Ashland Oil & Refining Co.
Deed Book 1925, Page 255

Easement to Columbus Southern Power Co.
Instrument No. 20105120061332

MATCH LINE - SEE SHEET 3
MATCH LINE - SEE SHEET 1

NORTH



GRAPHIC SCALE

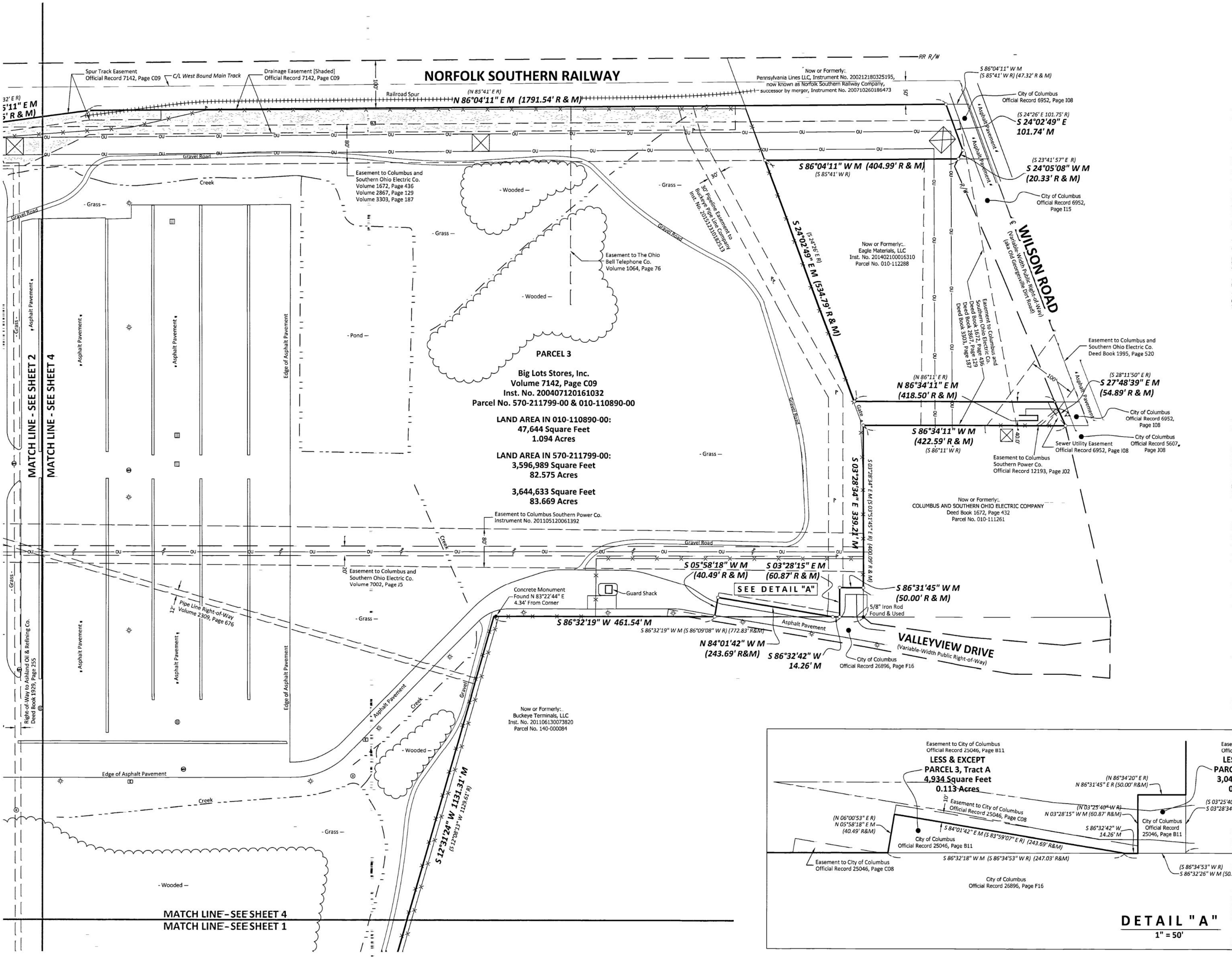
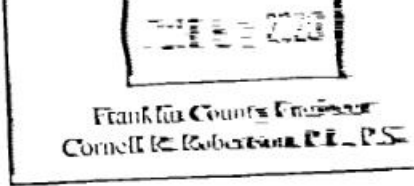
0 100 200

1 INCH = 100 FEET

SYMBOL LEGEND

- R/W - Right-of-Way
- E - Adjoiner Property Line
- C - Centerline
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- Rad - Radius
- Arc - Arc Length
- Δ - Delta Angle
- ChB - Chord Bearing
- ChL - Chord Length
- M - Measured
- [] - Record
- Monument Found
- 5/8" Iron Rod w/Cap
- NGS PS 8460 8668' Set
- MAG Nail Set
- Electric Meter
- Electric Transformer
- Electric Vault
- Gas Meter
- Gas Valve
- Sanitary Manhole
- Storm Manhole
- Monument Found
- Catch Basin (Round)
- Catch Basin (Square)
- Curb Inlet
- Storm Vault
- Telephone Manhole
- Telephone Pedestal
- Transmission Tower
- Telephone Vault
- Traffic Pedestal
- Traffic Vault
- Flag Pole
- Light Pole
- Traffic Pole
- Utility Pole w/Light
- Guy Wire
- Fire Hydrant
- Water Manhole
- Water Post Indicator Valve
- Water Stand Pipe
- Water Valve
- Unknown Manhole
- Unknown Vault
- Underground Utility Marker
- Sign
- Overhead Utilities
- Chain Link Fence
- Wall
- Concrete Area
- Building Area

RECEIVED



REVISION HISTORY

| BY: | DATE: | COMMENT: |
|-----|------------|----------------------|
| ESI | 2020-05-22 | LINE TABLE REVISIONS |
| LKA | 2020-05-28 | COUNTY REVISIONS |

BOUNDARY SURVEY PREPARED FOR:

AMERICAN NATIONAL
3465 South Arlington Rd Suite E183
Akron, OH 44312

BIG LOTS Virginia Military Survey No. 1482
300 Philippi Road
City of Columbus
County of Franklin
State of Ohio

NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

173 Owosso Ave
Fairlawn, OH 44333
(614) 519-3611

Project No. NCG 2090
Drafted by: LKA

SHEET
4 OF 4

