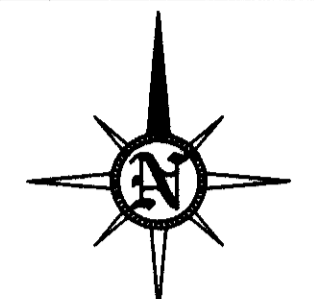
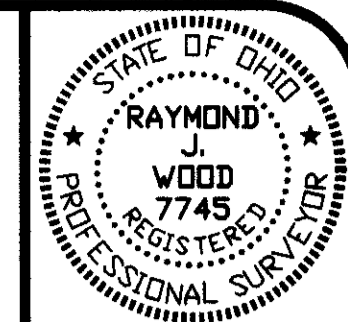


ALTA SURVEY OF 5.079 ACRES IN JEFFERSON TOWNSHIP FOR STEVEN T. SMITH



SITUATED in the State of Ohio, County of Franklin, Township of Jefferson, being a part of Section 4, Township 1, Range 16, United States Military Lands, being 5.079 acres out of a 6 acre tract conveyed to Steven T. Smith in Official Record (O.R.) 15783, H07, Franklin County Recorders Office;

All records referred to are those of record with the Franklin County Recorders Office;

Beginning at Franklin County Engineers Monument #5520, being located on the centerline of Taylor Road (60' wide), and being the northwest corner of said 5.079 acres, the northeast corner of a 5.00 acre tract conveyed to Robert M. Sander in O.R. 31313, H02, and the Place of Beginning for the herein described 5.079 acre tract;

THENCE North 89 degrees 59' 22" East, a distance of 413.45 feet, along the centerline of said Taylor Road, being the north line of said 5.079 acre tract, to a set iron nail, being the northeast corner of said 5.079 acre tract, and the northwest corner of a 0.961 acre tract conveyed to Gregory Conley in O.R. 34741, 104;

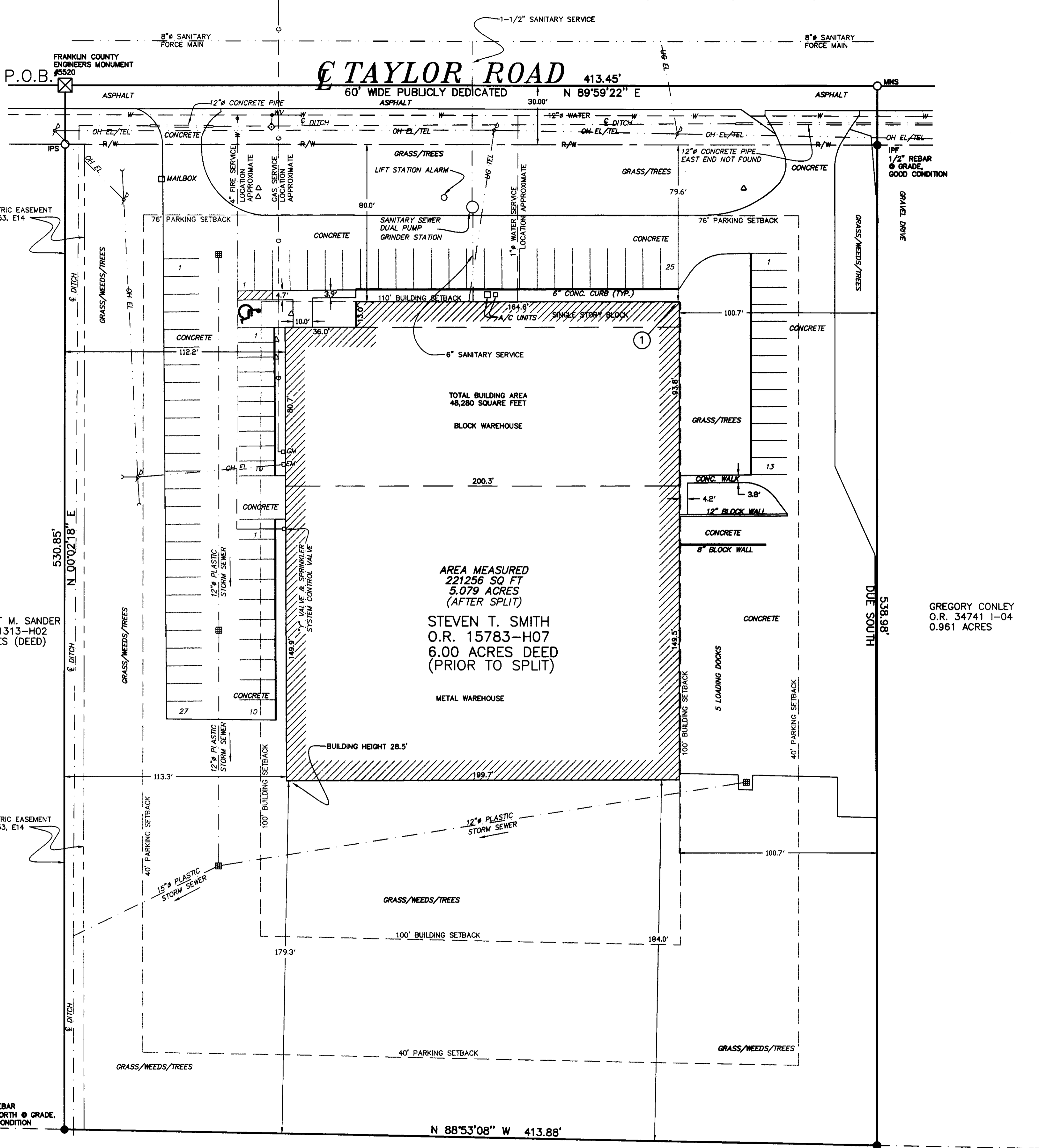
THENCE Due South, a distance of 538.98 feet, (passing an iron pin found (1/2" rebar) at 30.00') along the east line of said 5.079 acre tract, and the west line of said 0.961 acre tract, to an iron pin found (1/2" rebar), being the southeast corner of said 5.079 acre tract, the southwest corner of said 0.961 acre tract, and a point on the north line of a tract of land conveyed to Daniel G. Deffenbaugh in Deed Volume 2615, Page 431;

THENCE North 88 degrees 53' 08" West, a distance of 413.88 feet, along the south line of said 5.079 acre tract, and the north line of said Deffenbaugh tract, to a point referenced by an iron pin found (1/2" rebar) located 0.02' north, 0.00' east, said point being the southwest corner of said 5.079 acre tract, the southeast corner of said 5.00 acre tract;

THENCE North 00 degrees 02' 18" East, a distance of 530.85 feet, along the west line of said 5.079 acre tract, and the east line of said 5.00 acre tract (passing an iron pin set at 500.85 feet), to the True Place of Beginning, containing 221256 Square Feet, or 5.079 acres.

BASIS OF BEARINGS: Bearings are based on the east line of said 5.079 acre tract as being Due South as shown in O.R. 34741, 104 and one used to denote angles only.

All iron pins set are 5/8" rebar with cap stamped "J & J Surveying".



LEGEND

- 1 Lot Numbers
- Lot Lines
- Property Lines
- S Sanitary Sewer
- St. Storm Sewer
- W Water Main
- G Gas Line
- UG Underground Cables
- OH Overhead Lines
- E Electric Lines
- D Ditch Line
- DV Official Record
- OR Man Hole
- IP Iron Pin Set
- I.P.F. Iron Pin Found
- M Manhole
- SI Storm Inlet
- FH Fire Hydrant
- UP Utility Pole
- GW Guy Wire
- F Fence
- S Sign
- VB Valve Box
- GL Gas Line Marker
- TE Telephone Closure
- EC Electric Closure
- LP Light Pole
- B Ballard
- YF Yard or Flood Light
- MB Mail Box
- H Handicap
- CI Curb Inlet
- DI Drop Inlet
- D Diameter
- DD Downspout Drain
- GM Gas Meter
- EM Electric Meter
- WM Water Meter
- CONC Concrete
- ORN Ornamental
- CT Cable Television
- CO Clean Out
- PN Pole Numbers
- ET Evergreen Tree
- DT Deciduous Tree

ENCROACHMENTS:

1 THE NORTHEAST CORNER ENCHROACHES 0.3 FEET ACROSS THE BUILDING SETBACK LINE

EASEMENTS:

EASEMENTS WERE TAKEN FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY'S TITLE COMMITMENT FILE NUMBER 75180384, DATED SEPTEMBER 14, 1998 AT 8:00 A.M., SCHEDULE B;

10' ELECTRIC EASEMENT GRANTED TO COLUMBUS AND SOUTHERN POWER COMPANY IN O.R. 28853, E14, APPLIES AND IS PLOTTED ALONG THE WEST PROPERTY LINE OF SUBJECT PROPERTY.

ZONING:

ACCORDING TO SHAWN CULLIN, JEFFERSON TOWNSHIP ZONING, THE PROPERTY SHOWN HEREON IS ZONED "LIMITED INDUSTRIAL". THERE ARE NO BULK RESTRICTIONS. HEIGHT IS RESTRICTED TO 36' TO THE EAVES. THE BUILDING SETBACKS WERE CHANGED BY BOARD OF ZONING APPEALS CASE NUMBER 90012. THE SETBACKS ARE NOW AS FOLLOWS:

BUILDING SETBACKS:

FRONT=110' FROM CENTERLINE	FRONT=76' (40% OF BUILDING SETBACK FROM BUILDING SETBACK LINE)
SIDES=100' FROM PROPERTY LINE	SIDES=40' (40% OF BUILDING SETBACK FROM BUILDING SETBACK LINE)
REAR=100' FROM PROPERTY LINE	REAR=40' (40% OF BUILDING SETBACK FROM BUILDING SETBACK LINE)

PARKING SPACES:

ON SITE REQUIRED

1 HANDICAP	PLUS 1 SPACE PER 2 EMPLOYEES DURING EACH SHIFT
85 REGULAR	GROSS BUILDING AREA (BASED ON AN ANNUAL AVERAGE)

FLOOD_ZONE:

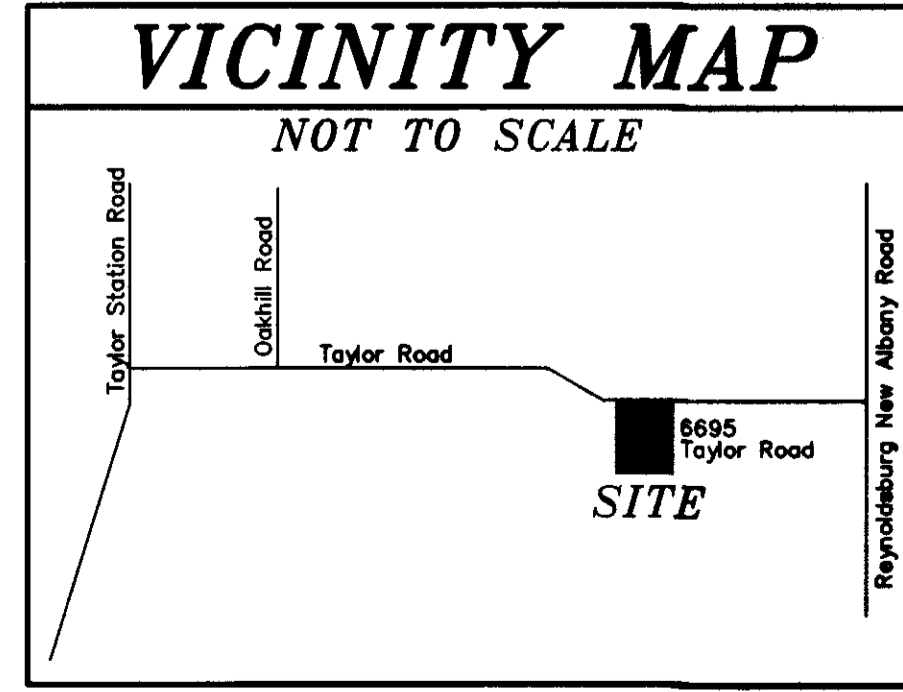
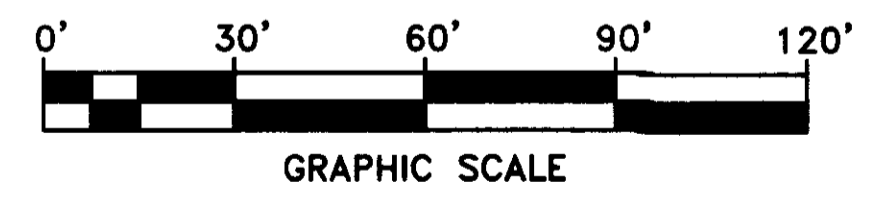
ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 39049C0190 G, EFFECTIVE DATE: AUGUST 2, 1995, THE PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

DRAINAGE:

BOTH EAST AND WEST ADJOINERS HAVE SOME DRAINAGE ONTO THE SUBJECT PROPERTY.

THE UNDERSIGNED HEREBY CERTIFIES TO REPUBLIC SAVINGS BANK, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7c, 7(b)(1), 7(c), 8, 9, 10, AND 11, AND 13 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

Raymond J. Wood 7/18/98
RAYMOND J. WOOD REG. SURV. 7745 DATE



**NOT
REVIEWED**

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN OHIO ADMINISTRATIVE CODE, CHAPTER 4733-37, THAT THIS MAP OR PLAT, THE SURVEY ON WHICH IT WAS BASED, AND THE LEGAL DESCRIPTION SHOWN HEREON MEETS THE REQUIREMENTS, IF ANY, AS ESTABLISHED BY THE FRANKLIN COUNTY TRANSFER AND CONVEYANCE STANDARDS.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP OR PLAT ADJUTS A PUBLICLY DEDICATED STREET AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY. THAT THE PROPERTY DESCRIPTION IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 75180384, DATED SEPTEMBER 14, 1998 AT 8:00 A.M., THAT EXCEPT AS SHOWN THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE; THAT THE PREMISES IS LOCATED IN FLOOD ZONE "X" AS SHOWN BY FLOOD INSURANCE RATE MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, PANEL 190 OF 387, MAP NUMBER 39049C0190 G, EFFECTIVE DATE: AUGUST 2, 1995; THAT IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS THAT THE PARCELS ARE CONTIGUOUS AND WHEN TAKEN TOGETHER FORM ONE PARCEL WITHOUT ANY GAPS OR GORES; AND THAT EXISTING UTILITIES (i.e., STORM, SANITARY, SEWERS, WATER, GAS AND ELECTRIC) ARE AVAILABLE TO THE PROPERTY.

SCALE	1" = 30'
DATE	09/17/98
DRAWN BY	DRM
CHECKED BY	JWM
APPROVED BY	RJW

**ALTA SURVEY OF 5.079 ACRES
IN JEFFERSON TOWNSHIP
FOR
STEVEN T. SMITH**

**J. & J. SURVEYING SERVICES, INC., dba
PAUL K. MOORE & ASSOCIATES**
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