

GENERAL NOTES:

- This survey does represent all easements that may affect the subject parcel as listed in Title Commitment from October 8, 2002 to April 18, 2005 at 7:59 a.m. issued by Preferred Title and Guaranty Agency, Inc.
- All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a yellow cap bearing the name "R. D. Zande".
- The entire site is a General Common Area unless shown by the hatch detail, Limited Common Areas and the area within the two (2) story buildings.

BASIS OF BEARINGS:

The bearings shown hereon are based on the bearing of South 84°49'17" West for the south line of PLAIN CITY COMMONS FINAL PLAT, of record in Plat Book B, Page 149, records of the Recorder's Office, Madison County, Ohio.

DESCRIPTION

Situated in the State of Ohio, County of Madison, and in the Village of Plain City, and being described as follows:

Being Lot Number Two (2), a 5.877-acre tract, of PLAIN CITY COMMONS, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, Pages 149-152, Recorder's Office, Madison County, Ohio.

ZONING NOTE:

The subject property is currently zoned R4.

FLOOD NOTE:

The subject property lies in Zone X (area determined to be outside the 500 year flood plain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), Number 390620001A, with an effective date of December 15, 1983, published by the Federal Emergency Management Agency.

UTILITY STATEMENT:

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

NOTES PER TITLE COMMITMENT:

The following items numbers are per the Title Commitment issued by Preferred Title and Guaranty Agency, Inc., with an effective date of April 18, 2005 at 7:59 a.m. encumbrances recorded after April 18, 2005 are not shown on this plat.

Item 5 - Building lines and utility easements of the record plat of PLAIN CITY COMMONS FINAL PLAT, of record in Plat Book B, Pages 149-152, at the Recorder's Office, Madison County, Ohio, does affect the subject tract and is shown on the attached exhibit.

Item 6 - Restrictions appearing of record in Plat Cabinet 1, Page 49, listed in the Declaration of Covenants, Easements, Conditions and Restrictions, of record in Official Record 111, Page 1643, at the Recorder's Office, Madison County, Ohio, does affect the subject tract, but cannot be shown on the attached exhibit.

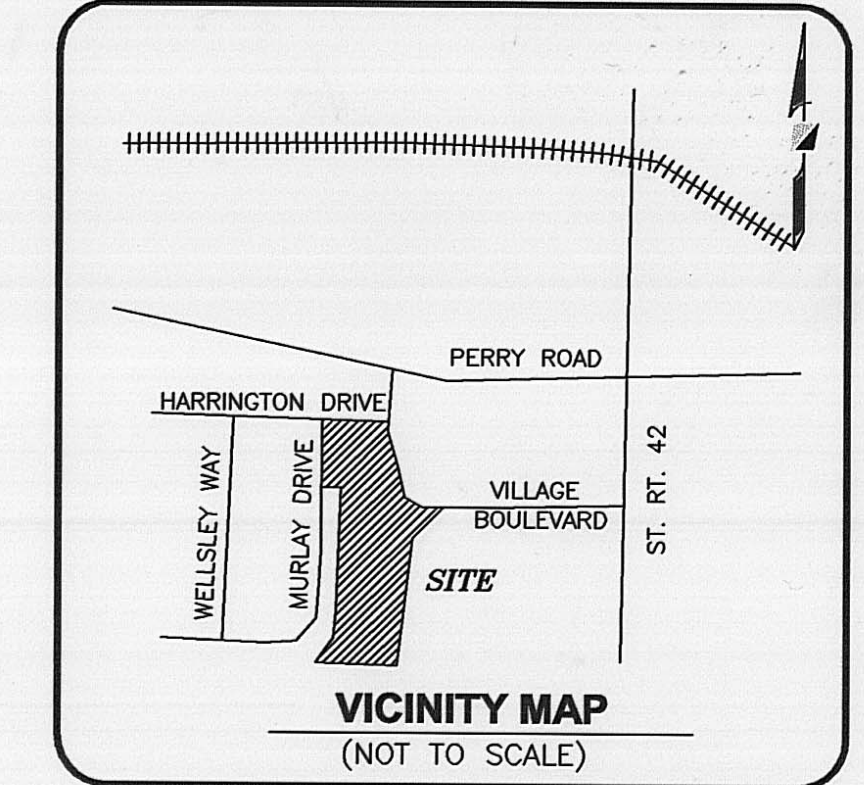
Item 7 - An easement of unspecified width to Columbia Gas of Ohio, Inc., of record in Official Record 171, Page 1947, at the Recorder's Office, Madison County, Ohio, does affect the subject tract, but the exact location cannot be determined at this time.

Item 8 - A 12 feet-wide easement to Ohio Edison Company, of record in Official Record 175, Page 1529, at the Recorder's Office, Madison County, Ohio, does affect the subject tract and is shown on the attached exhibit.

Item 9 - A 20 feet-wide easement to Ron Winn, of record in Official Record 194, Page 1100, at the Recorder's Office, Madison County, Ohio, does not affect the subject tract since said easement is located to the northeast of said subject tract.

The following item numbers affect the subject tract but were not listed in the above referenced Title Commitment.

Item A - Easements of the record plat of VILLAGE AT PLAIN CITY SECTION 1 RESIDUAL OF LOT 4, of record in Plat Cabinet B, Slide 179, at the Recorder's Office, Madison County, Ohio, does affect the subject tract and is shown on the attached exhibit.



LEGEND

- IFF Iron Pin Found
- IPS Iron Pin Set
- ⬢ PKNF PK Nail Found
- Light Pole
- ⊕ Power Pole
- ⊖ Guy Wire
- ⊕ Electric Transformer
- ⊖ Electric Manhole
- ⊕ Combination Pole
- ⊖ Catch Basin
- ⊕ Storm Manhole
- ⊖ Sanitary Manhole
- ⊕ Sanitary Manhole
- ⊖ Traffic Manhole
- ⊕ Traffic Signal Box
- ⊖ Traffic Pole
- ⊕ Gas Marker
- ⊖ Gas Meter
- ⊕ Gas Valve
- ⊖ Gas Tap
- ⊕ Telephone Pedestal
- ⊖ Telephone Manhole
- ⊕ Telephone Pole
- ⊖ Cable T.V. Pedestal
- ⊕ Sign
- ⊖ Mailbox
- ⊕ Water Valve
- ⊖ Water Tap
- ⊕ Water Meter
- ⊖ Water Meter Pit
- ⊕ Fire Hydrant
- ⊖ Test Bore
- ⊕ Benchmark
- ⊖ Railroad Stop Block
- ⊕ Monitor Well
- ST — Storm Sewer Line
- SS — Sanitary Sewer Line
- G — Gas Line
- W — Water Line
- T — Underground Telephone Line
- E — Underground Electric Line
- OH — Overhead Utility Line
- ▨ Limited Common Area

CERTIFICATION:
To: Lay-Land, Inc. and Preferred Title and Guaranty Agency, Inc., its successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

STATE OF OHIO
JEFFREY D. HOFIUS
S-7455
REGISTERED PROFESSIONAL SURVEYOR
R. D. ZANDE & ASSOCIATES, INC.
Jeffrey D. Hofius
Professional Surveyor No. S-7455
05/12/05
Date

ALTA/ACSM LAND TITLE SURVEY
LOT 2 (5.877 ACRES)

LYING IN
PLAIN CITY COMMONS
NUMBERS 12882 & 8999
VIRGINIA MILITARY SURVEY
VILLAGE OF PLAIN CITY, COUNTY OF MADISON, OHIO



SCALE IN FEET
Scale: 1 inch = 50 Feet
DATE: APRIL 28, 2005 RDZ JOB NO. 7621S1

PREPARED BY:
R.D. Zande & Associates
1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 488-4383 1-800-340-2743
FAX (614) 488-4387

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	85°20'38"	25.00'	37.24'	N 61°25'12" E	33.89'
C2	08°01'16"	427.00'	59.78'	S 79°54'44" E	59.73'

LINE	BEARING	DISTANCE
L1	S 75°54'07" E	19.48'
L2	S 83°55'21" E	57.00'

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