



**IBI GROUP**

635 Brooksedge Boulevard  
Westerville OH 43081 USA  
tel 614 818 4900 fax 614 818 4901  
**ibigroup.com**

O'Reilly Auto Parts – Lot Split  
3627 Broadway  
Grove City, Ohio  
Parcel I.D. Number: 040-013660-00  
January 15, 2016

Project Narrative

This proposal is to split 1.368 acres out of an 8.567 acre tract of land for construction of an O'Reilly Auto Parts located at 3627 Broadway.

DESCRIPTION OF 1.368 ACRES  
WEST OF BROADWAY (U.S. ROUTE 62)  
SOUTH OF SOUTHWEST BOULEVARD  
CITY OF GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Virginia Military Survey Number 1388, being part of that 8.567-acre tract as described in a deed to LS Grove City Realty, LLC, of record in Instrument Number 200812300185704, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at a Mag Nail found at the centerline intersection of Broadway (U.S. Route 62) and Southwest Boulevard (East), both rights-of way variable in width; thence South 34°14'12" West, along the centerline of Broadway, a distance of 391.80 feet to a point; thence North 55°45'48" West, a distance of 42.50 feet to an iron pipe found (no cap) at a northeasterly corner of said 8.567-acre tract and in the westerly right-of-way line of Broadway established by deed to the State of Ohio, of record in O.R.V. 12691, Page E03, said iron pipe being at the **TRUE PLACE OF BEGINNING**:

Thence along said right-of-way line the following courses:

1. South 34°14'12" West, a distance of 127.41 feet to an iron pipe found (bent, no cap);
2. North 86°40'15" West, a distance of 32.05 feet to an iron pipe found capped "P&L Syst";
3. South 34°14'12" West, a distance of 10.00 feet to an iron pipe found capped "P&L Syst" at a northeasterly corner of that 0.8118-acre tract as described in a deed to Nancy Jo Taylor & Hal Herbert Taylor, Trustees, of record in Instrument Number 201001050001369;

Thence North 86°54'20" West, along the northerly line of said 0.8118-acre tract, a distance of 219.38 feet to an iron pipe found (no cap) at the northwesterly corner of same;

Thence through said 8.567-acre tract with a new division line the following courses:

1. North 1°18'20" West, a distance of 131.26 feet to an iron pin set;
2. North 34°10'33" East, a distance of 160.51 feet to an iron pin set in a northerly line of said 8.567-acre tract, and the southerly line of that remainder tract in the name of CVS 1223 OH, L.L.C., of record in Instrument Number 200601060003602;

Thence South 55°45'48" East, along said northerly line, a distance of 291.74 feet to the **TRUE PLACE OF BEGINNING** and containing 1.368 acres of land.

Bearings herein are based on those of the parent tract, South 34°14'12" West for the direction of Broadway (U.S. Route 62).

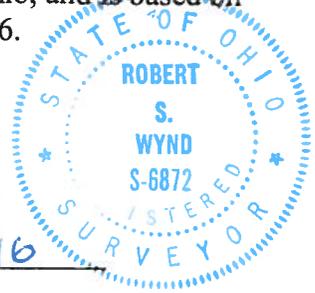
Irons pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by IBI Group Survey, Westerville, Ohio, and is based on actual field surveys of the premises performed in 2008 and January of 2016.



IBI Group Survey  
Westerville, Ohio

By Robert S. Wynd 1/13/16  
Robert S. Wynd date  
Registered Surveyor No. 6872

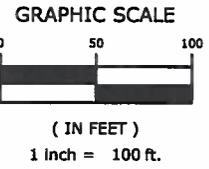




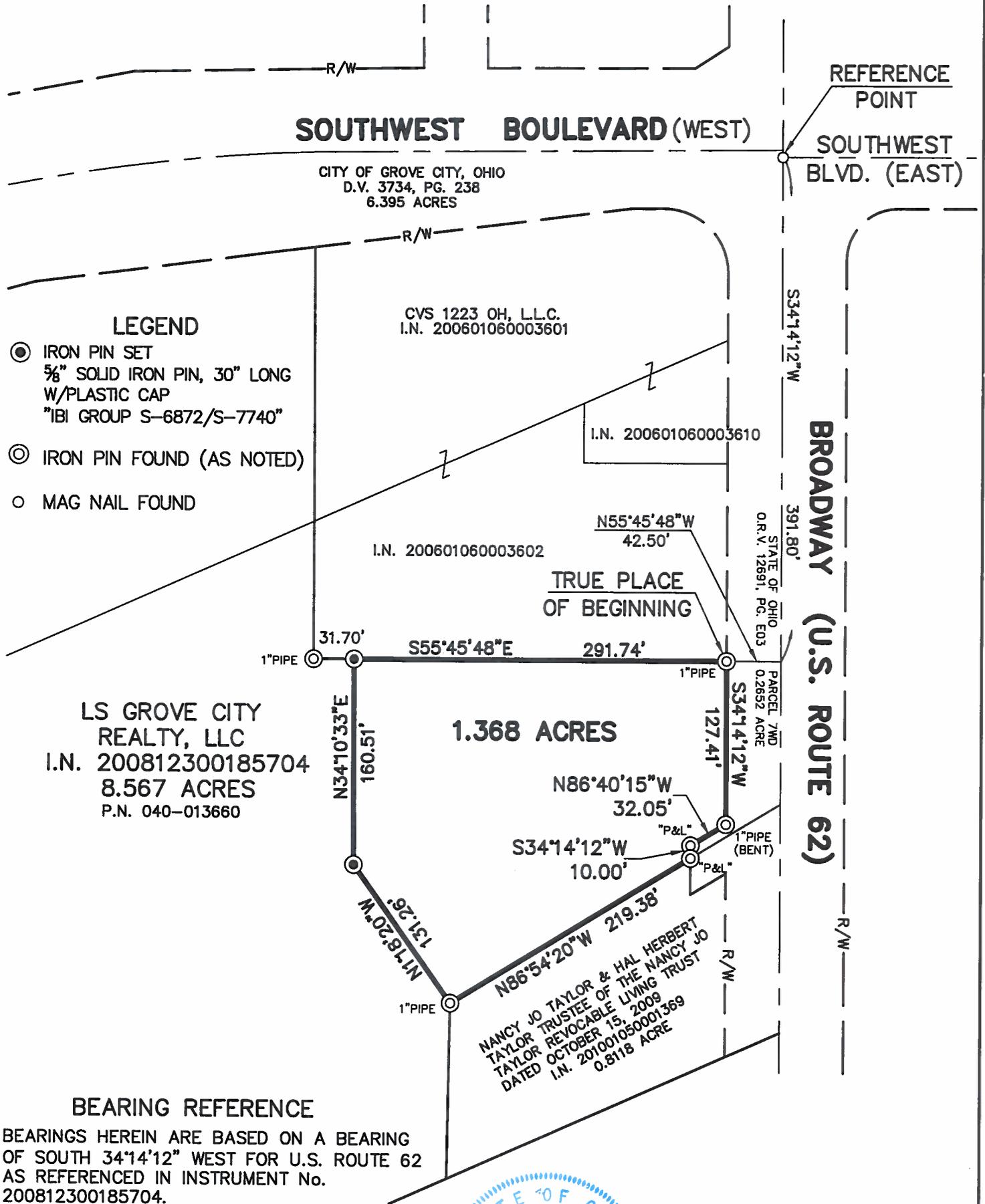
IBI GROUP  
635 Brooksedge Boulevard  
Westerville OH 43081 USA  
tel 614 818 4900 fax 614 818 4901  
ibigroup.com

PROPERTY SPLIT EXHIBIT

LS GROVE CITY REALTY, LLC  
U.S. ROUTE 62  
GROVE CITY, OHIO



STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY  
VIRGINIA MILITARY SURVEY No. 1388



LEGEND

- ⊙ IRON PIN SET  
5/8" SOLID IRON PIN, 30" LONG  
W/PLASTIC CAP  
"IBI GROUP S-6872/S-7740"
- ⊙ IRON PIN FOUND (AS NOTED)
- MAG NAIL FOUND

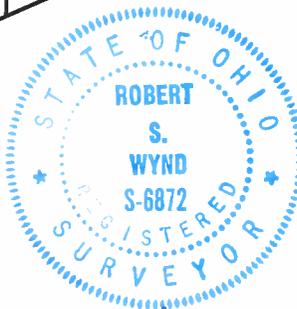
LS GROVE CITY  
REALTY, LLC  
I.N. 200812300185704  
8.567 ACRES  
P.N. 040-013660

1.368 ACRES

NANCY JO TAYLOR & HAL HERBERT  
TAYLOR TRUSTEE OF THE NANCY JO  
TAYLOR REVOCABLE LIVING TRUST  
DATED OCTOBER 15, 2009  
I.N. 201001050001369  
0.8118 ACRE

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON A BEARING  
OF SOUTH 34°14'12" WEST FOR U.S. ROUTE 62  
AS REFERENCED IN INSTRUMENT No.  
200812300185704.



*Robert S. Wynd*  
REGISTERED SURVEYOR

6872  
NO.

1/13/16  
DATE

**DESCRIPTION**

Situated in the State of Ohio, County of Franklin, City of Grove City and portions of the original 3.4023 acre tract conveyed to CVS 1223 OH, L.L.C. in Instrument Number 200601060003601 and the original 8.1425 acre tract conveyed to CVS 1223 OH, L.L.C. in Instrument Number 200601060003602, with all record references herein cited to the records of the Franklin County Recorder's Office, Columbus, Ohio, and said 8.567 acre parcel being more particularly bounded and described as follows:

Beginning for reference at a point at the centerline intersection of Broadway (U.S. Route 62) (variable width) and Southwest Boulevard (East) (variable width), and on the westerly line of the 6.395 acre tract conveyed to the City of Grove City, Ohio in Deed Volume 3734, Page 236;

Thence S 34° 14' 12" W, along the centerline of Broadway, a distance of 65.00 feet to a point at the original northerly corner of said 3.4023 acre tract, the southeasterly corner of said 6.395 acre tract and the northeasterly corner of the 0.0667 acre tract conveyed to the State of Ohio as Parcel Number 11-WB in Official Record Volume 12416, Page 620;

Thence N 56° 00' 00" W, leaving said centerline of Broadway and along an original northerly line of said 3.4023 acre tract, a southerly line of said 6.395 acre tract and a northerly line of said 0.0667 acre tract, a distance of 30.00 feet to a point on the original westerly right-of-way line of Broadway, and at a southerly corner of said 6.340 acre tract and a northerly corner of said 0.0667 acre tract;

Thence N 22° 39' 34" W, leaving said original westerly right-of-way line of Broadway and along an original northerly line of said 3.4023 acre tract, a portion of a southerly line of said 6.395 acre tract and a northerly line of said 0.0667 acre tract, a distance of 14.96 feet to an iron pin set on the existing westerly right-of-way line of Broadway;

Thence S 34° 14' 12" W, along said existing westerly right-of-way line of Broadway and the westerly line of said 0.0667 acre tract, and along the westerly line of the 0.0322 acre tract conveyed to the State of Ohio as Parcel Number 10-WB in Official Record Volume 12691, Page 9-17 and a portion of a westerly line of the 0.2852 acre tract conveyed to the State of Ohio as Parcel Number 7-WB in Official Record Volume 12691, Page 9-03, and crossing portions of said 3.4023 acre tract, the original 0.2852 acre tract conveyed to CVS 1223 OH, L.L.C. in Instrument Number 200601060003610 and said 8.1425 acre tract, a distance of 334.85 feet to an iron pin set at the true point of beginning of the parcel herein described;

Thence S 34° 14' 12" W, continuing along said existing westerly right-of-way line of Broadway and a portion of said westerly line of the 0.2852 acre tract, and crossing a portion of said 8.1425 acre tract, a distance of 127.41 feet to an iron pin set at an angle point in said existing westerly right-of-way line of Broadway and at a westerly corner of said 0.2852 acre tract;

Thence N 86° 40' 15" W, continuing along said existing westerly right-of-way line of Broadway and a westerly line of said 0.2852 acre tract, and crossing a portion of said 8.1425 acre tract, a distance of 32.05 feet to an iron pin set at an angle point in said existing westerly right-of-way line of Broadway and at a westerly corner of said 0.2852 acre tract;

Thence S 34° 14' 12" W, continuing along said existing westerly right-of-way line of Broadway and a westerly line of said 0.2852 acre tract, and crossing a portion of said 8.1425 acre tract, a distance of 10.00 feet to an iron pin set on a southerly line of said 8.1425 acre tract and the northerly line of the original 0.933 acre tract conveyed to Hal H. Jr. and Nancy K. Taylor in Official Record Volume 28035, Page 614, and at the southeasterly corner of said 0.2852 acre tract;

Thence N 86° 54' 20" W, leaving said existing westerly right-of-way line of Broadway, and along said southerly line of the 8.1425 acre tract and said northerly line of the 0.933 acre tract, a distance of 219.37 feet to an iron pin found at the northeasterly corner of said 0.933 acre tract;

Thence S 35° 09' 34" W, along an easterly line of said 8.1425 acre tract and the westerly line of said 0.933 acre tract, a distance of 136.96 feet to an iron pin found at the southeasterly corner of said 0.933 acre tract and on the northerly line of the 0.415 acre Parcel II conveyed to LMG Resources, LLC in Instrument Number 200508040157605;

Thence N 79° 42' 00" W, along a southerly line of said 8.1425 acre tract and said northerly line of Parcel II, and along the northerly line of the original 3.135 acre Parcel I conveyed to LMG Resources, LLC in Instrument Number 200508040157605, a distance of 481.10 feet to a one-half (1/2) inch iron rebar found at the northwesterly corner of said Parcel I, and said iron rebar found also being on the easterly right-of-way line of the CSX Railroad (formerly the Baltimore and Ohio Railroad);

Thence N 32° 45' 05" E, along the westerly line of said 8.1425 acre tract and said easterly right-of-way line of the CSX Railroad, a distance of 552.29 feet to a three-eighths (3/8) inch rebar found at the northwesterly corner of said 8.1425 acre tract and the southeasterly corner of said 3.4023 acre tract;

Thence N 32° 43' 01" E, along the westerly line of said 3.4023 acre tract and said easterly right-of-way line of the CSX Railroad, a distance of 303.45 feet to a one-half (1/2) inch rebar found at the northwesterly corner of said 3.4023 acre tract and a southerly corner of said 6.395 acre tract, and on the existing southerly right-of-way line of Southwest Boulevard;

Thence S 70° 38' 25" E, leaving said easterly right-of-way line of the CSX Railroad, and along said southerly right-of-way line of Southwest Boulevard, a northerly line of said 3.4023 acre tract and a southerly line of said 6.395 acre tract, a distance of 141.47 feet to a one-half (1/2) inch iron rebar found at a southerly corner of said 6.395 acre tract;

Thence S 63° 04' 22" E, continuing along said southerly right-of-way line of Southwest Boulevard, a northerly line of said 3.4023 acre tract and a southerly line of said 6.395 acre tract, a distance of 189.61 feet to a one-half (1/2) inch iron rebar found at a southerly corner of said 6.395 acre tract;

Thence S 62° 53' 08" E, continuing along said southerly right-of-way line of Southwest Boulevard, a northerly line of said 3.4023 acre tract and a southerly line of said 6.395 acre tract, a distance of 31.56 feet to an iron pin set;

Thence S 34° 14' 12" W, leaving said southerly right-of-way line of Southwest Boulevard, said northerly line of the 3.4023 acre tract and said southerly line of the 6.395 acre tract, and crossing portions of said 3.4023 acre tract and said 8.1425 acre tract, a distance of 320.35 feet to an iron pin set;

Thence S 55° 45' 48" E, continuing across a portion of said 8.1425 acre tract, a distance of 323.44 feet to the true point of beginning of the parcel herein described, containing 8.567 acres, more or less and subject to all easements, rights-of-way, restrictions and conditions of previous record.

The basis of bearings for this description is the southerly right-of-way line of Southwest Boulevard, being S 62° 53' 08" E, as indicated in the description of the original 3.4023 acre tract conveyed to CVS 1223 OH, L.L.C. in Instrument Number 200601060003601, Franklin County Recorder's Office, Columbus, Ohio.

The "iron pins set" are three-quarter (3/4) inch inside diameter, thirty (30) inch long hollow iron pipes with a yellow plastic cap stamped "P & L Syst.". The "iron pins found" are three-quarter (3/4) inch inside diameter pipes in good condition unless otherwise noted.

The "iron pins set" are three-quarter (3/4) inch inside diameter, thirty (30) inch long hollow iron pipes with a yellow plastic cap stamped "P & L Syst.". The "iron pins found" are three-quarter (3/4) inch inside diameter pipes in good condition unless otherwise noted.

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**TITLE NOTES**

- This survey was prepared with the benefit of the title commitment prepared by Chicago Title Insurance Company, Commitment Number 28160383, with an effective date of December 11, 2008. The following items are from the Schedule B - Section II of said commitment:
- Easement of record in Official Record Volume 11157, Page A07 does not apply to subject property.
- Easement of record in Official Record Volume 10204, Page 117 does apply to subject property and is plotted.
- Easement of record in Deed Book 968, Page 393 does not apply to subject property.
- Easement of record in Deed Book 999, Page 636 does not apply to subject property.
- Easement of record in Official Record Volume 10204, Page J03 does apply to subject property and is plotted.
- Easement of record in Official Record Volume 12691, Page E03 does apply to subject property and is plotted.
- Easement of record in Deed Book 3349, Page 668 does apply to subject property and is plotted.
- Easement of record in Official Record Volume 11157, Page A04 does apply to subject property and is plotted.
- Easement of record in Official Record Volume 11157, Page A04 does not apply to subject property.
- Easement of record in Deed Book 3307, Page 353 does apply to subject property and is plotted.
- Restrictions and easements of record in Instrument No. 200601060003613 do apply to subject property and are plotted.

**NOTES**

**FLOOD NOTE:** THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" & "AE" ACCORDING TO F.E.M.A. MAP PANEL NO. 39049C031K4, DATED JUNE 17, 2008.

**UTILITY NOTE:** UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATED BY COMBINING RECORDS AND FIELD LOCATIONS OF ABOVE GROUND FEATURES AND SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.

**ZONING:** C-2 RETAIL COMMERCIAL

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS

NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**BENCH MARKS**

**REFERENCE BENCH MARK**  
NORTHWEST CORNER OF CONCRETE BOX CULVERT OVER BROWN RUN AT THE WEST SIDE OF CSX RAILROAD TRACKS APPROX. 130 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF CVS PROPERTY. INFORMATION TAKEN FROM BUSINESS & MIDDLE PLANS FOR THE EXTENSION OF SOUTHWEST BLVD. PLAN DATED MAY 1970.

SOUTH BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF BROADWAY AND SOUTHWEST BLVD.  
ELEV.=842.02

CUT "X" ON WEST BOLT OF SECOND FIRE HYDRANT SOUTH OF SOUTHWEST BLVD. ON THE WEST SIDE OF BROADWAY.  
ELEV.=841.43

RAILROAD SPIKE SET IN 14" TREE 600 FEET SOUTH OF SOUTHWEST BLVD. ON THE EAST SIDE OF THE CSX RAILROAD TRACKS.  
ELEV.=842.08

CUT "X" IN TOP OF CASTING OF SANITARY SEWER MANHOLE LOCATED ON THE SOUTH SIDE OF SOUTHWEST BLVD. SOUTHWEST CORNER WEST OF THE ENTRANCE TO CVS.  
ELEV.=839.35

ELEV.=843.95 (NAVD 88)

ELEV.=842.02

ELEV.=841.43

ELEV.=842.08

ELEV.=839.35

**OHIO CVS STORES, L.L.C.**  
I.N. 200605180097112  
8.567 ACRES  
P.I. 040-013660  
(NO BUILDINGS)

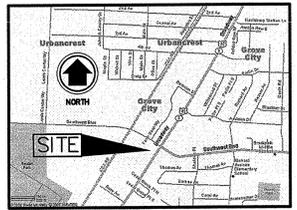
**UNUSABLE AREA**  
1.029 ACRES

- LEGEND**
- STORM SEWER INLET
  - W — WATERLINE
  - S — SANITARY SEWER
  - D — STORM SEWER
  - ⊙ SANITARY MANHOLE
  - ⊙ STORM SEWER MANHOLE
  - ⊙ WATER LINE TAP
  - TELEPHONE LINE
  - TELEPHONE BOX
  - GAS LINE
  - ⊙ LIGHT POLE
  - ⊙ UTILITY POLE
  - SIGN
  - OVERHEAD UTILITY LINES
  - ⊙ WATER VALVE
  - ⊙ FIRE HYDRANT
  - ⊙ GAS VALVE
  - ⊙ GAS METER
  - ⊙ GAS TAP
  - PARCEL No. P.I. 053-173364-00.004
  - 840 100 YEAR FLOOD ELEV.
  - ⊙ SIGN
  - ⊙ IRON PIN SET
  - ⊙ 1" O.D. PIPE 30" LONG
  - ⊙ CAPPED "M-E COMPANIES/S-6872"
  - ⊙ 1" REBAR FOUND (UNCAPPED)
  - ⊙ UTILITY BOX
  - ⊙ TRAFFIC CONTROL BOX
  - ⊙ TRAFFIC PULL BOX
  - ⊙ TELEPHONE LINE MARKER
  - ⊙ GAS LINE MARKER
  - ⊙ ELECTRIC TRANSFORMER

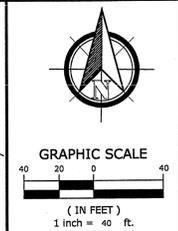
**CERTIFICATION**

The undersigned hereby certifies that the foregoing is a true and correct copy of the original survey as made upon the ground, that it and the information, courses and distances shown hereon are accurate; that the title lines and lines of actual possession are the same; that the property description "crosses" by engineering calculation; that this survey correctly shows the size, location and type of all visible buildings, structures and other improvements on the property, and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property, except as shown; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, except as shown; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any visible building, structure or other improvement situated upon any adjoining premises, except as shown; and that the property does lie within a flood hazard area as shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map of special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established by ALTA and ACSM and NSPS in 2005 and meets the Accuracy Standards as adopted by ALTA, NSPS and ACSM and effect on the date of this certification, as defined therein.

*David L. Chiesa*  
David L. Chiesa Registration No. 7740  
12-11-08  
Date



LOCATION MAP



**ME COMPANIES**  
35 years of service  
Achieving Exceptional Results through Management and Engineering  
635 Brookside Boulevard  
Westerville, OH 43081  
Contact: DAVE CHIESA  
614-818-4900 ext. 225  
Fax: 614-818-4902  
www.mecompanies.com

SUBMISSION:

REVISION:

STAMP:

DATE: DECEMBER 2008

SCALE: HORIZONTAL: 1"=40'

VERTICAL:

SHEET TITLE:

FIELD DRAFT CHECK

EM DC DC

THE NO.: 08-276

DATE: DECEMBER 2008

SCALE: HORIZONTAL: 1"=40'

VERTICAL:

SHEET TITLE:

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