

# BAUER, DAVIDSON & MERCHANT, INC.

CONSULTING ENGINEERS

255 GREEN MEADOWS DRIVE SOUTH P.O. BOX 370 POWELL, OHIO 43065

BOUNDARY SURVEY OF A 0.925 ACRE TRACT OF LAND LOCATED ON THE WESTERLY SIDE OF WESTWOODS BOULEVARD AND SOUTH OF WEST BROAD STREET (U.S. ROUTE 40), IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

## GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

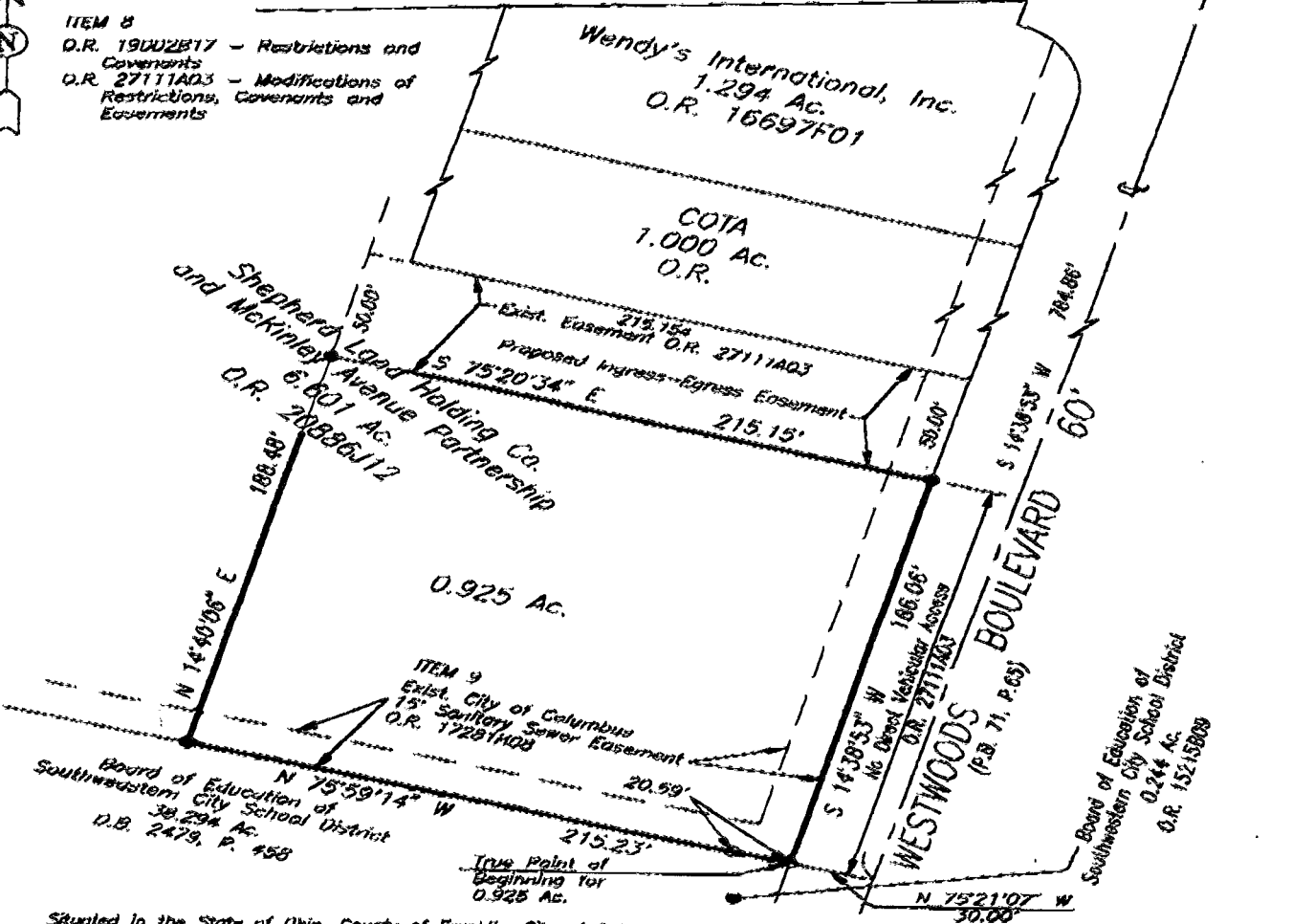
WEST BROAD STREET 80'

Reference Point of Beginning for 0.925 Ac.

HILLIARD-ROME ROAD



- ITEM 8  
O.R. 19002817 - Restrictions and Covenants  
O.R. 27111A03 - Modifications of Restrictions, Covenants and Easements



Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 1474, containing 0.925 acre of land, more or less, said 0.925 acre being part of that 6.601 acre tract of land described in the deed to Shepherd Land Holding Co. and McKinley Avenue Partnership, of record in Official Record 20886J12, Recorder's Office, Franklin County, Ohio.

The bearings referred to in this description are based on the bearing S 14°38'53" W, for the centerline of Westwoods Boulevard as shown on the recorded plat of West Woods Village Subdivision Section One, of record in Plat Book 71, Page 65, Recorder's Office, Franklin County, Ohio.

We hereby state to TIME WARNER ENTERTAINMENT COMPANY, L.P. and FIRST AMERICAN TITLE INSURANCE COMPANY, that this survey was actually made upon the ground in April of 1997 by Bauer, Davidson & Merchant, Inc.; that it and the information, courses and distances shown thereon are accurate; that the bearings and lines of actual possession are the same; that there are no encumbrances or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon, and/or furnished to us; and that the property is located in Zone 2 (Class 2) of the Flood Insurance Rate Map for the City of Columbus, Ohio, Map Number 39049C0210 G, dated August 5, 1995. This survey was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established by ALTA and ALSM in 1992.

BAUER, DAVIDSON & MERCHANT, INC.  
CONSULTING ENGINEERS 58572  
BY *[Signature]*  
Gatis Erenpreis  
Professional Surveyor No. 15899

SCALE: 1"=60'  
APRIL 28, 1997  
ORDER NO. 1228-97  
Revised May 12, 1997  
DWG/12287851

LEGEND  
○ IPK = 3/4" iron pipe set  
● IPS = 5/8" iron pipe set

Out of (570) 214661

\*\* TOTAL PAGE 002 \*\*

PRAIRIE  
78 607 100