



LOCATION MAP, NOT TO SCALE

Bench Marks

B.M. #1 E. Bolt of Fire Hydrant, First Fire Hydrant S. of N. P./L. and 251 W. of the C/L of Parkcenter Drive
Elevation ~ 889.50

B.M. #2 E. Bolt of Fire Hydrant, Second Hydrant S. of N. P./L. and 251 W. of the C/L of Parkcenter Drive
Elevation ~ 887.81

RESIDUAL OF 2.310 ACRES OF LAND LOCATED ON THE EASTERLY SIDE OF PARKCENTER CIRCLE AND WEST OF PAUL BLAZER PARKWAY, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 1419 and containing 2.310 acres of land, more or less, said 2.310 acres being in lot 15 of the same is numbered and delineated upon the recorded plat of Tuttle Crossing Subdivision Section II of record in Plat Book 70, Pages 7 and 8, Recorder's Office, Franklin County, Ohio, said 2.310 acre area of land being more particularly described as follows:

Bearing S. 74°43'00\"/>

Bearing N. 60°15'30\"/>

Bearing S. 74°43'00\"/>

Bearing S. 86°55'41\"/>

Bearing N. 47°16'54\"/>

Bearing N. 26°43'12\"/>

The bearings given in the foregoing description are based upon the bearing of N. 88°21'50\"/>

SURVEYOR'S CERTIFICATION

To: 1. Commonwealth Land Title Insurance Company
2. Drury Inns, Inc., its successors and assigns

I hereby certify that on the 7th day of April, 1998 an accurate "as built" on the ground instrument premises known as 2.310 acres of land we conducted under my direction according to the best of our knowledge and professional ability, (b) the survey and the information, courses and distances shown thereon are accurate, (c) all monuments shown on the survey actually exist, and the location, size and type of materials thereof are accurately shown, (d) the title lines and lines of actual possession of the Property are the same, (e) the size, location and type of all buildings and improvements on the Property are as shown on the Survey and all are within the boundary lines and applicable setback lines of the Property, (f) there are no visible sinkholes or mines on the Property, (g) there are no elevators located on the Property, (h) there are no easements, right-of-ways, old highways or abandoned roads, lanes, driveways or uses affecting the Property appearing from a careful physical inspection of the same, other than those furnished to us by Title Company and shown and depicted on the Survey, (i) except as shown on the Survey there are no improvements thereon and there are no encroachments affecting the property, as of date of survey, (j) except as shown on the Survey, there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts, (k) all recorded easement and other exceptions, as noted in First American Title Insurance Company Commitment No. 63-4702, dated March 4, 1998, have been correctly plotted on the Survey, (l) except as shown on the survey, there are no setback lines, party walls, encroachments or overhangs of any improvements on the property upon any easement, right-of-way or adjacent land or encroachment of improvements located on the adjacent land upon the Property, (m) there are no visible cemeteries or burying grounds on the Property, (n) all utility services required for the operation of the Property either enter the Property through adjoining public streets, or the Survey shows the location and direction of all storm drainage systems for the collection and disposal of all surface drainage and all springs, streams, rivers, ponds or lakes located on, bordering on, or running through the Property, (o) any discharge from the Property or improvement thereon into streams, rivers, ponds, or lakes is shown on the Survey, (p) the parcel(s) described on the Survey do not lie within flood hazard areas in accordance with map entitled "Flood Insurance Rate Map" for Franklin County and incorporated areas Map No. 39049C0190 G dated August 2, 1995 published by the Federal Emergency Management Agency, which such map covers the area in which the property is situated, (q) the Property is made up of one or more parcels, each of which constitutes a separate tax lot and none of which constitutes a portion of any tax lot, and (r) there are no observable indications of recent building construction alterations, repairs, or street or sidewalk repairs on the Property.

This survey is made in accordance with the current Minimum Standard Detail requirements for Land Title Surveys jointly established and adopted by American Land Title Association and American Congress on Surveying and Mapping.

EXECUTED this 7th day of April, 1998.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By: *Robert B. Stove*
Robert B. Stove
Professional Surveyor No. 7244
255 Green Meadows Dr. S.
Westerville, Ohio 43081
(614) 846-3393

EASEMENT REFERENCE

The items shown on this survey of the 2.310 acre tract of land correspond to those items with the same numbers listed in Schedule B - Section 11 of the Commonwealth Land Title Insurance Company Commitment File No. 7518327.

- 1. Insulation information to plot this item on the map.
- 2. Official Record 14232F11, Protective Covenant: Building Setbacks (Plotted)
- 3. Deed Book 2481, Page 138, 1-32 Area State of Ohio Easement for Easement Purposes (Plotted)
- 4. Official Record 32444A05, 25.00 Foot Wide Airman Electric Power Company Easement (Plotted)
- 5. Official Record 34181E04, 20.00 Foot Wide City of Columbus Storm Sewer Easement (Plotted)
- 6. Official Record 34191A01, 20.00 Foot Wide Landscape Easement Agreement (Plotted)
- 7. Official Record 34191B01, 20.00 Foot Wide Storm Water Drainage Easement Agreement (Plotted)
- 8. Official Record 34191C01, 20.00 Foot Wide Storm Water Drainage Easement Agreement (Plotted)

ALTA SURVEY OF 2.310 ACRES OF LAND LOCATED ON THE EASTERLY SIDE OF PARKCENTER CIRCLE AND WEST OF PAUL BLAZER PARKWAY, IN THE CITY OF COLUMBUS COUNTY OF FRANKLIN, STATE OF OHIO

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

255 Green Meadows Drive S.
P.O. Box 370
Powell, Ohio 43065
(614) 846-3393