

Survey For
WENDYS INTERNATIONAL INC.

Situated in and being part of:
 Virginia Military Survey No. 1474
 in the City of Columbus, Franklin County, Ohio

also being part of the following tracts
 conveyed to H.R. RANSOM, INC. as listed below:

- 0.157 acre of the 2 acre tract O.R. 14018-F10 21461
- 0.419 acre of the 1.728 acre tract O.R. 15215-B19 21742
- 0.719 acre of the 5.771 acre tract O.R. 14522-H04 21745

NOTES

- 1) Current Zoning: CPD No specific regulations supplied.
- 2) All linear dimensions are in feet and decimal parts thereof, unless otherwise indicated.
- 3) The utility locations shown are based upon observable field evidence, and utility company plans as available. Underground utilities were not physically located.
- 4) See separate sheets for legal descriptions.
- 5) All iron pipes set have a plastic cap marked "P.S.7167".
- 6) Basis of Bearings: The centerline of Westwoods Boulevard was assigned a bearing of South 14° 38' 53" West as shown on the record plat for "WEST WOODS VILLAGE SUBDIVISION - SECTION ONE" of record in Plat Book 71 Page 65.
- 7) All elevations shown on this survey are based upon the benchmark elevation shown. The datum for this benchmark was taken from a private survey performed by Myers Surveying Co. in 1971. This datum is not to be assumed to be identical to current Franklin County standards.
- 8) The 12 inch concrete pipes shown (3) appear to be storm drainage culverts. The inlet ends are exposed in the field and have been located. The outlet for these pipes is unknown to the Surveyor at this time.
- 9) The 2 inch P.V.C. pipe shown is functioning as a drain of some type. It has been observed at intervals to be flowing full under pressure (as if connected to a drainage pump).
- 10) The 4 inch buried conduit is extremely corroded and appears to contain electric cables.
- 11) See separate letter to Wendys International for additional information relative to easements.
- 12) Shaded area represents that portion of the subject premises lying within the 2 acre tract described in O.R.14018-F10 and subject to certain easements as described in note 11 above.

REFERENCES

Official Record	Deed Volume	Page
14018-F10	3273	669
15215-B19	3258	604
14522-H04	3180	71
15215-B01	3070	146
15215-A18	2993	144
14976-C05	1725	465
14533-I10	946	649
	923	271
	923	269
	1738	276
	1163	77
	2479	458
	3228	421

- A private survey by Myers Surveying Co. January 1971
- A private survey by Vance Surveying May 1990
- Subdivision record plat P.B.71 P.65
 "WEST WOODS VILLAGE SUBDIVISION - SECTION ONE"
- City of Columbus Annexation No. 895
 City Ordinance No. 991-90
- Right of Way plans for S.H.1 (U.S. Route 40)
 Section J sheet 11/16

I hereby certify to Wendys International Inc., and to Tior Title Insurance Company and/or its Agents that:

The foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.



George W. Schweitzer 3-20-91
 date
 Ohio Professional Surveyor No. 6736
GEO GRAPHICS
 LAND SURVEYING & CIVIL ENGINEERING
 744 Jonsol Court Gahanna, Ohio 43230
 614-478-1944

- LEGEND**
- E&T— Overhead Electric and Telephone Lines
 - Utility Pole
 - ST--- Storm Sewer
 - W— Water Line
 - WV Water Valve
 - GV Gas Valve
 - G— Gas Line
 - MH Manhole
 - R/W— Right of Way Line

ARC 1
 R = 30.10
 Δ = 86° 56' 46"
 Chd = 41.42
 Chd.Brg = S 28° 49' 30" E

