



- UTILITY COMPANIES**
- OHIO BELL TELEPHONE  
150 EAST GAY STREET  
COLUMBUS, OHIO 43215  
PHONE: 223-8578
  - COLUMBIA GAS OF OHIO, INC.  
101 WEST TOWN STREET  
COLUMBUS, OHIO  
PHONE: 480-2222
  - CITY OF COLUMBUS  
910 DUBLIN ROAD  
COLUMBUS, OHIO  
PHONE: 645-3182  
(STORM & SANITARY SEWER & WATER)
  - COLUMBUS SOUTHERN POWER CO.  
215 NORTH FRONT STREET  
COLUMBUS, OHIO 43215-2291  
PHONE: 838-2570

- BENCH MARKS**
- BM #1 TOP OF EAST BOLT ON 2ND FIRE HYDRANT SOUTH OF SAWMILL PLACE BLVD. ON THE EAST SIDE OF SAWMILL ROAD. ELEV.=908.40 U.S.G.S. DATUM
  - BM #2 TOP OF P.K. NAIL FOUND AT THE NORTHEAST PROPERTY CORNER FOR 1.918 ACRE TRACT. ELEV.=903.88 U.S.G.S. DATUM

**FLOOD NOTE**

THE SITE SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAP PANEL NO. 390170 0010 B.

**THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS SITE:**

O.V. 2838, PG. 310; O.R.V. 7421, PG. J07; O.R.V. 12559, PG. G05; O.R.V. 2688, PG. H12

- THE FOLLOWING APPLY TO THE SITE SHOWN HEREON:**
- RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS AGREEMENT O.R.V. 5550, PG. H02; AMENDED O.R.V. 11090, PG. C04.
  - EASEMENT, COST SHARING AND RESTRICTIVE COVENANTS AGREEMENT O.R.V. 7782, PG. E06; AMENDED O.R.V. 10114, PG. G18; SUPPLEMENTED O.R.V. 10114, PG. H08.
  - RESTRICTIVE COVENANT, MAINTENANCE AND EASEMENT AGREEMENT O.R.V. 9308, PG. C13; AMENDED O.R.V. 10114, PG. H15.
  - RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT O.R.V. 26968, PG. G18.
  - EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT O.R.V. 26953, PG. C20.
  - ASSIGNMENT OF PERSONAL RIGHTS UNDER EASEMENT, COST SHARING AND RESTRICTIVE COVENANT AGREEMENT O.R.V. 23546, PG. E01 & E04.
  - PARTIAL ASSIGNMENT OF RIGHTS UNDER EASEMENT, COST SHARING AND RESTRICTIVE COVENANT AGREEMENT O.R.V. 26953, PG. E08 & E08.
  - AFFIDAVIT OF FACTS RELATING TO TITLE O.R.V. 23563, PG. H02.
  - ALL REFERENCES TO "PLATTED" REFER TO P.B. 66, PG. 76 & 77.
  - THERE ARE NO BUILDINGS ON ANY OF THE SUBJECT PROPERTY.
  - RECIPROCAL EASEMENT AGREEMENT O.R.V. 28009, PG. F01.

MTB CORP.  
37.504 ACRES (ORIG.)  
O.R.V. 26953 PG. C08  
ZONED: PUD

**LEGEND**

- (S) SANITARY SEWER MANHOLE
- STORM SEWER INLET
- P.K. NAIL SET
- P.K. NAIL FOUND
- ⊙ IRON PIN FOUND
- CURB & GUTTER INLET
- FLOW DIRECTION
- ⊙ FIRE HYDRANT
- W — WATERLINE
- S — WATER VALVE
- G — GAS LINE

**DESCRIPTION**

Situated in the State of Ohio, County of Franklin, City of Columbus, being 1.918 acres out of Lot 1 of "Sawmill Place", a subdivision of record in Plat Book 66, Pages 76 and 77, Recorder's Office, Franklin County, Ohio, also being part of that 13.130 acre tract as described in a deed to MTB Corp., of record in Official Record Volume 26953, Page C11, and being more particularly described as follows:

Beginning FOR REFERENCE at a highway monument found at the centerline intersection of Dublin-Granville Road (State Route 161) and Sawmill Road; thence North 31°44' East, along the centerline of Sawmill Road, a distance of 147.65 feet to a point; thence South 86°45'13" East, a distance of 90.00 feet to an iron pin set in the easterly right-of-way line of Sawmill Road, being also the westerly line of said Lot 1 and the TRUE PLACE OF BEGINNING;

Thence North 31°44' East, along said easterly right-of-way line, a distance of 204.70 feet to a P.K. nail set at the northwesterly corner of said 13.130 acre tract;

Thence South 86°45'13" East, along a northerly line of said 13.130 acre tract, a distance of 408.11 feet to a P.K. nail found at a northwesterly corner of same;

Thence South 31°44' West, along an easterly line of said 13.130 acre tract, a distance of 204.70 feet to a P.K. nail set;

Thence North 86°45'13" West, through said 13.130 acre tract with a division line, a distance of 408.11 feet to the TRUE PLACE OF BEGINNING and containing 1.918 acres of land.

Bearings herein conform to those of the referenced plat "Sawmill Place", Eastline of Sawmill Road N03°44'47" East.

**CERTIFICATION**

The undersigned hereby certifies to Red Robin International, Inc., MTB Corp., Surety Title Agency, Inc. and Commonwealth Land Title Insurance Company, that this map or plat and the survey on which it is based were made (i) in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as jointly adopted by the American Land Title Association and the American Congress on Surveying & Mapping in 1992, and includes items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11 and 13 on Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

I further certify that the property shown on this plat abuts a publicly dedicated street and there is whittled ingress and egress to and from the property, that the property description is the same property specifically described in Commonwealth Land Title Insurance Company's Title Commitment No. ST 16607, dated November 4, 1994, that except as shown the premises does not serve any other adjoining property for drainage, ingress, egress or any other purpose; that the premises is located in flood zone C as shown by F.E.M.A. Map Panel No. 390170 0010 B, dated July 5, 1983, and that existing utilities (i.e., storm, sanitary sewers, water, gas and electric) are available to the property. That dimensions shown hereon are expressed in feet and decimal parts thereof, that all bearings are related to an assumed meridian and are intended to indicate angles only, that permanent monuments were found or set at all major corners of the boundary of the property indicated hereon.

**REVISIONS**

DATE	BY	DESCRIPTION



**M-E ENGINEERING INC.**  
CIVIL DIVISION  
500 SOUTH FRONT STREET  
COLUMBUS, OHIO 43215  
PHONE: (614) 489-4903  
FAX: (614) 489-4989

REGISTERED SURVEYOR NO. 6872  
DATE 1/2/95

**ALTA \ ACSM SURVEY**

**RED ROBIN INTERNATIONAL, INC.**  
SUN CENTER  
COLUMBUS, OHIO

FIELD	PM	DRAWN
MM	BW	DC
SCALE	HORIZ. 1"=20'	
JOB	943238-1-1-10.3	
DATE	DECEMBER 1994	
SHEET NO.	1/1	
PRINT DATE		
M-E ENGINEERING, INC. COLUMBUS OHIO		
JUN 20 1995		
PRINTED		