

TOPOGRAPHIC SURVEY OF ACREAGE PARCEL

LOCATED IN QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 19,

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 19, United States Military Lands and being part of that tract of land conveyed to PDI Columbus II, Limited Partnership, by deed of record in Official Record 7010D10, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin found in the southerly right-of-way line of Dublin-Granville Road (State Route 161, as said right-of-way is shown on plat of record in Plat Book 69, Page 102), at the northeasterly corner of the 1.000 acre tract conveyed to Buckeye PH, Inc., by deed of record in Official Record 13971C10;

thence South 53° 22' 32" East, along said right-of-way line of Dublin-Granville Road, a distance of 99.88 feet to an angle point in said line;

thence South 56° 32' 26" East, continuing along said right-of-way line of Dublin-Granville Road, a distance of 181.14 feet to an iron pin set;

thence South 35° 26' 41" West, a distance of 244.83 feet to an iron pin set;

thence North 84° 59' 00" West, a distance of 273.21 feet to an iron pin set in the easterly right-of-way line of Reflections Drive (being 60 feet in width and dedicated by plat of record in Plat Book 62, Page 102);

thence along said easterly right-of-way line of Reflections Drive, being the arc of a curve to the left (Sub Delta = 7° 31' 09", Radius = 541.41 feet), a chord bearing and distance of North 4° 12' 55" West, 71.00 feet to an iron pin found at the southeasterly corner of the Buckeye PH, Inc. 1.000 acre tract;

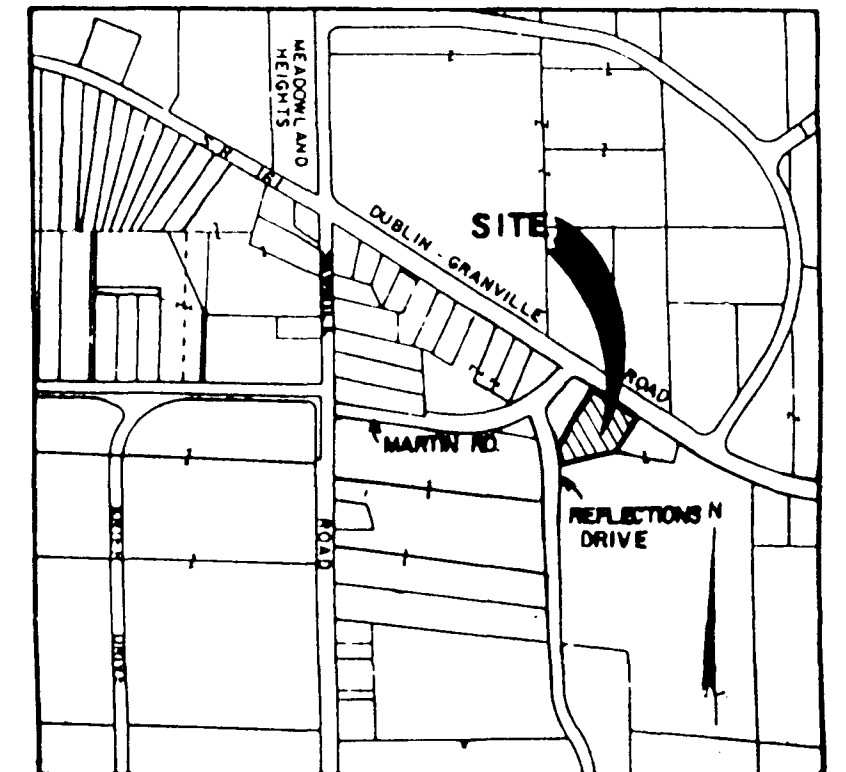
thence North 35° 26' 41" East, along the easterly line of said Buckeye PH, Inc. 1.000 acre tract, a distance of 324.32 feet to the place of beginning, containing 2.042 acres, more or less.

NOTE:

Current zoning classification is C.P.D. (Commercial Planned Development). This zoning permits a sit down family restaurant.

BENCH MARK:
Railroad Spike in South side of Power Pole
Elevation = 903.93

BENCH MARK:
Top of Rim of Manhole
Elevation = 905.68



LOCATION MAP & BACKGROUND DRAWING
SCALE 1" = 1000'

2.042 AC.
(88,953 Sq. Ft.)

NOTES

- Easement granted to Ohio Bell Telephone Company of record in Miscellaneous Volume 28, Page 407 does not apply to subject tract.
- Easement granted to Columbus & Southern Ohio Electric Co. of record in Deed Book 1794, Page 649 does not apply to subject tract.
- Easement granted to the City of Columbus of record in Official Record 1060710 does not apply to subject tract.
- There is no setback requirement for Parking from side or rear lines.

Surveyed & Plotted

By

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Consulting Engineers & Surveyors

Columbus, Ohio

I hereby certify that this survey, made under my supervision on July 19, 1990, correctly shows the relation of the buildings and other structures to the property lines of land indicated hereon, and that there are no encroachments or overlaps onto adjoining property or property of buildings or structures located on said land nor encroachments of adjoining buildings or structures onto land, except as shown, noted, and described on the survey.

Said survey was performed according to the standards as set by the professional surveyors in my state's jurisdiction.

The premises described hereon, does not lie within a flood hazard area in accordance with the document titled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps".

By Thomas D. Seiball
Registered Surveyor No. 5908

Scale 1" = 20' July 24, 1990
Revised August 29, 1990

○ = Iron Pin

NOTE:

The bearings shown hereon are based on the same meridian as the plat of record found in Plat Book 69, Pg. 102