

DESCRIPTION OF 0.850 ACRE NORTH OF DUBLIN-GRANVILLE ROAD EAST OF SAWMILL ROAD COLUMBUS, OHIO

Situate in the State of Ohio, County of Franklin, City of Columbus, being 0.850 acre out of Lot 1 of "Sawmill Place", a subdivision of record in Plat Book 66, Page 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 of the centerline intersection of Dublin-Granville Road with Martin Road (Plat Book 69, Page 102); thence North 36° 38' 03" East, along the extension of the centerline of Martin Road, a distance of 60.00 feet to a P.K. nail set in the northerly right-of-way line of Dublin-Granville Road, the TRUE PLACE OF BEGINNING:

Thence North 53° 21' 57" West, along said right-of-way line, a distance of 97.28 feet to an iron pin set at an angle point;

Thence North 53° 28' 30" West, continuing along said right-of-way line, a distance of 58.30 feet to an iron pin set;

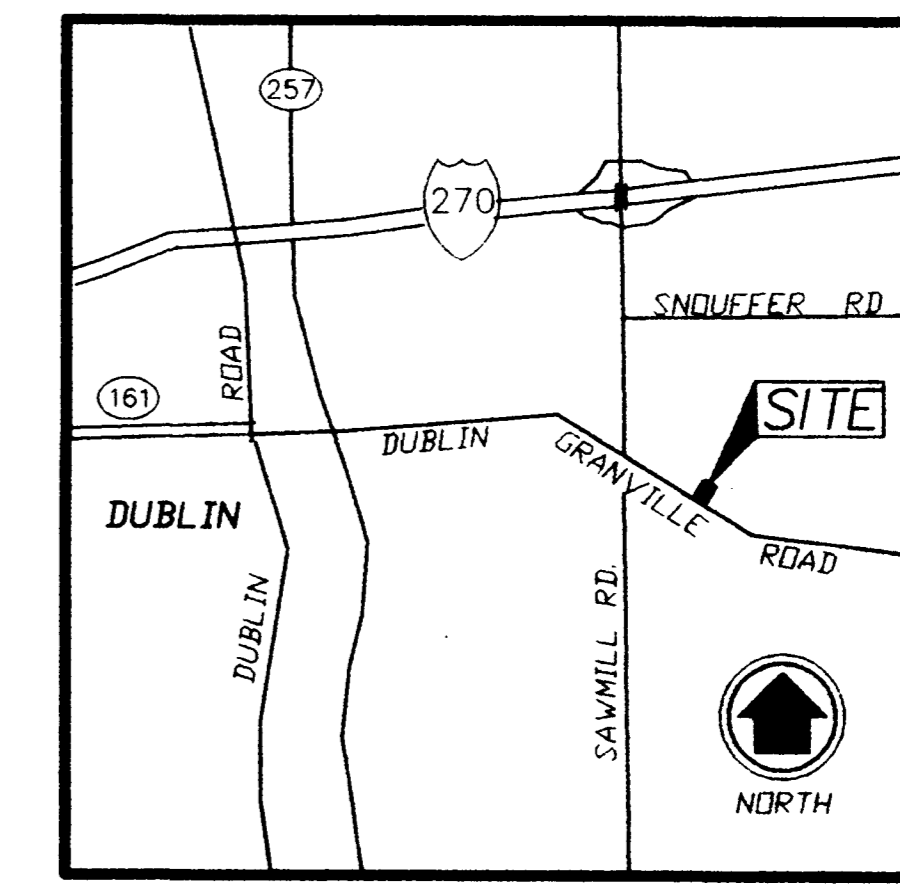
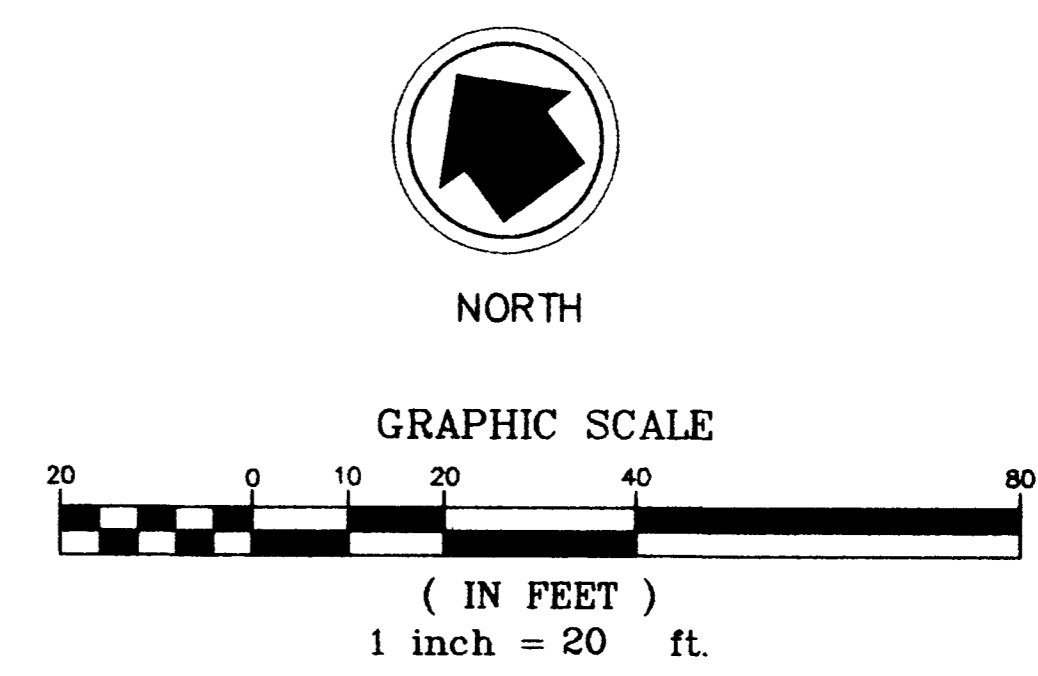
Thence North 36° 31' 30" East, through said 13.130 acre tract with a division line, a distance of 238.00 feet to an P.K. nail set in the northerly line of same;

Thence South 53° 28' 30" East, along said northerly line, a distance of 58.52 feet to a P.K. nail set at an angle point;

Thence South 53° 21' 57" East, continuing along said northerly line, a distance of 97.51 feet to a P.K. nail set;

Thence South 36° 38' 03" West, through said 13.130 acre tract with a division line, a distance of 238.00 feet to the TRUE PLACE OF BEGINNING and containing 0.850 acre of land.

Bearings herein conform to those of the referenced plat "Sawmill Place". A bearing of North 53° 21' 57" West for the northerly right-of-way line of Dublin-Granville Road.



- LEGEND**
- P.K. NAIL FOUND
 - ⊙ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊖ STORM MANHOLE
 - ⊞ CATCH BASIN
 - ⊟ CURB INLET
 - ⊠ SANITARY MANHOLE
 - ⊡ GAS MARKER
 - ⊢ POWER POLE
 - ⊣ GUY WIRE
 - ⊤ DOUBLE GUY WIRE
 - ⊥ IRON PIN SET
 - O/L — OVERHEAD UTILITY LINES
 - G — GAS LINE
 - X — GAS VALVE
 - W — WATER LINE
 - ⊙ P.K. NAIL SET
- UTILITY COMPANIES**
- OHIO BELL TELEPHONE
150 EAST GAY STREET
COLUMBUS, OHIO 43215
PHONE: 223-9578
- COLUMBIA GAS OF OHIO, INC.
101 WEST TOWN STREET
COLUMBUS, OHIO
PHONE: 460-2222
- 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: 836-2570

BENCH MARK

BM #1 TOP OF CASTING SANITARY MANHOLE LOCATED 60' EAST OF THE WEST PROPERTY LINE AND 25' SOUTH OF THE NORTH PROPERTY LINE.
ELEV = 903.50 U.S.G.S. DATUM

BM #2 TOP OF NORTH BOLT ON 3RD FIRE HYDRANT EAST OF SAWMILL ROAD ON NORTH SIDE OF DUBLIN-GRANVILLE ROAD.
ELEV = 906.84 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.R.V. 28141, PG. D04; O.R.V. 27881, PG. B10; O.R.V. 27881, PG. B13; O.R.V. 2688, PG. H12; O.R.V. 27417, PG. H19; O.R.V. 28259, PG. I01; D.B. 2838, PG. 310; O.R.V. 28579, PG. E08; O.R.V. 28496, PG. H01.
- THE FOLLOWING APPLY TO THE SITE SHOWN HEREON:
1. RECIPROCAL EASEMENT AGREEMENT O.R.V. 28009, PG. F01.
 2. EASEMENT, COST SHARING AND RESTRICTIVE COVENANTS AGREEMENT O.R.V. 7762, PG. E06. AMENDED O.R.V. 10114, PG. G18, SUPPLEMENTED O.R.V. 10114, PG. H08.
 3. RESTRICTIVE COVENANT, MAINTENANCE AND EASEMENT AGREEMENT O.R.V. 9306, PG. C13. AMENDED O.R.V. 10114, PG. H15.
 4. RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT O.R.V. 26968, PG. G18.
 5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT O.R.V. 26953, PG. C20.
 6. ASSIGNMENT OF PERSONAL RIGHTS UNDER EASEMENT, COST SHARING AND RESTRICTIVE COVENANT AGREEMENT O.R.V. 23546, PG. E01 & E04.
 7. PARTIAL ASSIGNMENT OF RIGHTS UNDER EASEMENT, COST SHARING AND RESTRICTIVE COVENANT AGREEMENT O.R.V. 26953, PG. E05 & E08.
 8. AFFIDAVIT OF FACTS RELATING TO TITLE O.R.V. 23593, PG. H02.
 9. ALL REFERENCES TO "PLATTED" REFER TO P.B. 66, PG. 76 & 77.
 10. THERE ARE NO BUILDINGS ON ANY OF THE SUBJECT PROPERTY.

CERTIFICATION

We hereby certify to Krispy Kreme Doughnut Corporation and Chicago Title Insurance Company that this survey is based on a survey made on March 2, 1995, and that it correctly shows the location of all buildings, structures, improvements, utility lines, and waterways situated on the property herein described; and that except as shown hereon, there are no visible easements, rights-of-ways of which the undersigned has been advised, no party walls or encroachments upon adjoining property, streets or alleys by any of said buildings, structures, or other improvements, and no cemeteries or family burying grounds upon the property herein described. We further certify that the property abuts an accessible street or that there is ingress and egress to and from the property; the property is not located in a flood hazard area as designated by the United States Department of Housing and Urban Development or a 100 year flood plain as designated by the United States Army Corps of Engineers; the boundary line dimensions as shown on the survey map form a mathematically closed figure within ± 0.01 foot; the boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent legal descriptions of record; this survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of an Urban Class Survey as defined therein.

REVISIONS	DATE	BY	REVISION DESCRIPTION
	7/13/95	DLC	
M-E CIVIL ENGINEERING INC. 500 So. FRONT STREET COLUMBUS, OHIO 43215 PHONE: (614) 469-4903 FAX: (614) 469-4989			
ALTA/ACSM SURVEY KRISPY KREME		SUN CENTER COLUMBUS, OHIO	
FIELD	PM	DRAWN	
JK	RSW	DSM	
SCALE	1" = 20'		
JOB	953038-1-1-10		
DATE	3/28/95		
SHEET NO.	1/1		
PRINT DATE			
M-E ENGINEERING, INC. COLUMBUS, OHIO JUL 13 1995 PRINTED			