



- (A) $\Delta = 48^{\circ}14'52''$
R = 30.00'
CH = 24.52'
S 26°45'57" W
- (B) $\Delta = 44^{\circ}13'12''$
R = 30.00'
CH = 22.58'
S 24°45'07" W
- (C) S 46°51'43" W
58.86'
- (D) $\Delta = 73^{\circ}48'37''$
R = 30.00'
CH = 36.03'
S 83°46'01" W

SURVEYOR'S CERTIFICATE

We hereby certify to Scioto Pointe Development, Ltd., National City, Bank, Columbus and Commonwealth Land Title Insurance Company that the survey prepared by us entitled "BOUNDARY SURVEY MAP OF 32.556 ACRES OF LAND LOCATED SOUTHWEST OF RIVERSIDE DRIVE (U.S. ROUTE 33) AND SOUTH OF TRABUE ROAD, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those furnished to us and shown and depicted thereon;

FLOOD NOTE:

We have determined that the 32.556 acre tract of land shown on this map is partly in Zones A, B and C, and the 100-year flood elevation varies from 740.1 to 742.7 as shown on Panel 60 of the Flood Insurance Rate Map for the City of Columbus, Community Panel Number 390170 0060 C, revision date January 16, 1987. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM.

LEGEND

- 1/4 inch (10') iron pipe fence
- 1/4 inch (10') iron pipe set

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 4, Township 1, Range 19, United States Military Lands, containing 32.556 acres of land, more or less said 32.556 acres being out of that 38.756 acre tract of land referred to as PARCEL TWO and described in the deed to Specialty Restaurants Corporation, of record in Official Record 06 49018, Recorder's Office, Franklin County, Ohio.

All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curved lines are chord measurements. The bearings shown on this map correspond to the bearings given in the deed of record in Official Record 06 49018, Recorder's Office, Franklin County, Ohio.

EASEMENT REFERENCE FOR 32.556 ACRE TRACT (PROPOSED SCIOTO POINTE SUBDIVISION)

The item numbers listed hereon correspond to those items with the same number that are shown in Schedule B - Section 1 of the Commonwealth Land Title Insurance Company Order No. 75076957, (Amended 12-12-94)

- * Insufficient information to plot these items.
- ITEM
- * 16 DB 314, P. 93 (1998) Warranty Deed to Silvia Casparis of 34.00 acres contains agreement for manufacturing use.
- * 19 DB 832, P. 394 (1926) Blanket electric easement to Columbus Railway, Power and Light Company along Rogers Road.
- * 20 DB 1750, P. 417 (1936) Blanket electric easement to Columbus Railway, Power and Light Company (no exhibit attached).
- 29 DB 2904, P. 144 (1968) Easement for storm sewer purposes to the State of Ohio (PARCEL NO. 26-S)
- (1968) Easement for storm channel purposes to the State of Ohio (PARCEL NO. 26-X)
- (1968) Easement for storm channel purposes to the State of Ohio (PARCEL NO. 26-X1)
- 33 DB 2962, P. 672 (1968) 15 foot wide sanitary sewer easement to the City of Columbus.
- EXTRA DB 2427, P. 184 (1962) 20-foot wide sanitary sewer easement to the City of Columbus.

BOUNDARY SURVEY MAP OF 32.556 ACRES OF LAND LOCATED SOUTHWEST OF RIVERSIDE DRIVE (U.S. ROUTE 33) AND SOUTH OF TRABUE ROAD, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
By: *Gatis Erenpreiss*
Gatis Erenpreiss
Professional Surveyor No. 5572

DATE
Jan 5, 1995
Date

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

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P.O. Box 370
Powell, Ohio 43065
(614) 846-3393

Order No. 2322-94
DWG./23224BS1

November 17, 1994
Revised DECEMBER 13, 1994
Revised JANUARY 5, 1995