



Legend

- Ex. Overhead Electric Line --- OHE ---
- Ex. Underground Electric Line --- E ---
- Ex. Underground Water Line --- W ---
- Ex. Underground Gas Line --- G ---
- Ex. chain-link Wire Fence --- o-o-o ---
- Top of Casting TC
- Ex. Ground Elevation --- 937 ---
- Benchmark Location --- BM ---
- Boring Location --- B ---
- Ex. Light Pole --- L ---
- Ex. Power/Tele Pole --- P ---
- Ex. Catch Basin --- CB ---
- Ex. Manhole --- MH ---
- Iron Pin Found --- IP ---
- Ex. Sign --- S ---
- Iron Pin Set or "MAG" Nail Set --- M ---
- Ex. Water Box --- WB ---
- Ex. Contour Elevation --- 937 ---

BM No.1 El. 874.91
E. anchor bolt for base of traffic light strain pole at NW corner of Cleveland Ave and Community Park Dr.
Benchmarks are based on the NAVD 88 datum. Datum set from Franklin County Monument D-31. Monument was found in good condition.

Building set back line is 10.0' off existing right-of-way line for both Cleveland Ave and Community Park Dr. as stated in Plat Book 20 Page 2
Flood Zone C
Community Panel 3900170 0015 B

Description of 0.889 Acre Tract

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 1, Township 2, Range 18, United States Military Lands, being 0.889 Acres of that original 5.352 acre tract as described in a deed to Credit Suisse Leasing 92A, L.P., a Delaware Limited Partnership, of record in Instrument Number 199707230053332, all references being records in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at the intersection of the northerly Right-of-Way line of Community Park Drive, with the westerly right-of-way line of Cleveland Avenue, and also being northeasterly corner of a 0.045 acre tract conveyed to the City of Columbus, of record in Instrument Number 199907200183234 and being an iron pin found with a C.E.A. cap; thence along the westerly right-of-way of Cleveland Ave., North 01° 18' 35" East a distance of 33.64' to an iron pin set, and being the True Place of Beginning;

Thence North 86° 28' 30" West a distance of 248.78' to a "Mag Nail" set;

Thence North 03° 31' 30" East a distance of 157.65 to a "Mag Nail" set;

Thence South 86° 28' 30" East a distance of 242.68' to an iron pin set, said iron pin being on the westerly right-of-way of Cleveland Avenue;

Thence along said right-of-way South 01° 18' 35" West a distance of 157.77' to the True Place of Beginning and containing of 0.889 acres of land, more or less.

This description was prepared by E. P. Ferris and Associates, Inc., from a survey performed on September 9, 1998. The basis of bearing is North 01° 18' 35" East being the west right-of-way line for Cleveland Ave. as recorded in Instrument Number 199707230053332.

TO O'CHARLEY'S INC., AND CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS PLAN AND SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A SUBURBAN SURVEY.

The following easements were provided by Chicago Title Insurance Company, in the Commitment For Title Insurance Schedule B, Section 2. We have made the following analysis based on the information provided in the above mentioned commitment:

- B. 2. Deed Book 3743, Page 312; N/A (shown)
- C. 3. Deed Book 922, Page 527; N/A (shown)
- D. 4. Deed Book 2752, Page 503; N/A
- E. 5. Deed Book 2752, Page 504; N/A
- F. 6. O.R.V. 30004, Page C 16; N/A (shown)
- G. 7. O.R.V. 29962, Page D 04; N/A (shown)
O.R.V. 30090, Page E 16; N/A
O.R.V. 30121, Page A 09; N/A
- H. 8. O.R.V. 29962, Page C 11; Vacation (shown)
- I. 9. O.R.V. 32853, Page G 16; N/A
- J. 10. I.N. 199710210124219; Applies (shown)
- K. 11. I.N. 199802060027833; Applies (shown)
- L. 12. I.N. 199709220097858; N/A
- M. 13. I.N. 199707230053345; N/A

N/A - Not Applicable, Does not appear to be within 0.889 acre tract.
(shown) - Easement is shown in above plan view.

ISSUED
JUL 22 1999
E. P. FERRIS AND ASSOCIATES, INC.

Scale: 1" = 20'
Date of Survey: 9-10-98

E. P. FERRIS AND ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS & SURVEYORS
766 NORTHWEST BLVD. COLUMBUS, OHIO 43212 PH # (614) 299-2999 Fax (614) 299-2992

Franklin County, City of Columbus, Ohio Section 1, Township 2, Range 18 United States Military Lands					
ALTA/ACSM SURVEY of 0.889 Acres For O'CHARLEY'S INC.					
DESIGNED	DRAWN	TRACED	CHECKED	REVIEWED	DATE
MEF	HM				7-20-99



By: *E. P. Ferris* 7-21-99
Edward P. Ferris, P.E., P.S.
E.P. Ferris and Associates, Inc.
Ohio Registered Surveyor No. 6027