

General Notes

- ZONING:** The subject tract is zoned "A2" (Apartments)
- FLOOD ZONE:**
The subject tract is located within flood zone "C" as designated on FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP Community Panel No. 390180 0002 C Effective Date: January 16, 1987
- PARKING SPACES:**
Marked Parking Spaces = 131.

Legend

- D.B. = Deed Book
- O.R.V. = Official Records Volume
- I.P. = Iron Pin
- R.S. = Railroad Spike
- C/L = Centerline
- R/W = Right-of-Way
- LA/R/W = Limited Access Right-of-Way
- L.A. = Landscape Area
- M.H. = Manhole
- P.V. = Power Valve
- F.H. = Fire Hydrant
- P.P. = Pole
- L.P. = Light Pole
- E. = Electric
- U.E. = Underground Electric
- E.M. = Electric Meter
- E.T. = Electric Transformer
- G.M. = Gas Meter
- G.V. = Gas Valve
- W. = Water
- W.M. = Water Meter
- W.V. = Water Valve
- T.P. = Telephone Pedestal
- T. = Telephone
- O.B.T. = Ohio Bell Telephone
- C.T.V. = Cable Television
- R.P. = Record Plan
- S.S. = Sanitary Sewer
- Sim. = Storm Sewer
- Comp. = Combustion Sewer
- B.T. = Blacktop
- C.W. = concrete walk
- C.S. = concrete stoop/steps
- C.O. = cleanup

REVISIONS:

No.	Date	Description	By
17 December 1993			
Scale 1" = 30'			

*Survey of 3.320 Acres
in Section 5, Township 12, Range 21, Refugee Lands,
City of Whitehall, Franklin County, Ohio, for...*

The Patrician Financial Company
and / or
Federal National Mortgage Association
and / or
Commonwealth Land Title Insurance Company
and / or
Benchmark Title Agency, Inc.
and / or
Ruben - E. B. Limited Partnership

Legal Description

Situated in the State of Ohio, County of Franklin, City of Whitehall, in Section 5, Township 12, Range 21, Refugee Lands, being all of the land conveyed to Bernard R. Ruben as shown of record in Official Records Volume 10130 J-05, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning in the centerline of East Broad Street (State Route #16) at the southeast corner of said Ruben tract and the southwest corner of the First Community Bank 1.738 Acre tract (Parcel 1; Official Records Volume 934 D-03, said Recorder's Office) and being South 81° 00' 00" West, 734.08 feet from the centerline intersection of East Broad Street and North Yearling Road,

Thence, along said centerline of East Broad Street and the south line of said Ruben tract, South 81° 00' 00" West, 394.08 feet to the southwest corner of said Ruben tract and the southeast corner of the Dental Arts, Inc. 0.736 Acre tract (Deed Book 2458, Page 653, said Recorder's Office);

Thence, along the west line of said Ruben tract and the east line of said 0.736 Acre tract, North 02° 55' 00" East, 375.11 feet to a found iron pipe at the northeast corner of said Ruben tract, northeast corner of said 0.736 Acre tract and in the south line of a United States of America tract (passing a set P.K. nail at 33.45 feet);

Thence, along the north line of said Ruben tract and part of the south line of said United States of America tract, parallel with said centerline of East Broad Street, North 81° 00' 00" East, 394.08 feet to a found iron pipe at the northeast corner of said Ruben tract and the northwest corner of said 1.738 Acre tract;

Thence, along the east line of said Ruben tract and the west line of said 1.738 Acre tract, South 02° 55' 00" West, 375.11 feet to the place of beginning (passing a found iron pipe at 341.66 feet) CONTAINING 3.320 ACRES, subject however, to all legal highways, easement, leases and restrictions of record, and of records in the respective utility offices.

The foregoing description was prepared from an actual survey of the premises made by Myers Surveying Company, Inc. in December 1993. Iron pipes set are 30" X 1 1/2" O.D. with orange plastic caps inscribed "P.S. 6579" unless otherwise noted. Basis of bearings is the centerline of East Broad Street held as South 81° 00' 00" West.

Surveyor's Certificate

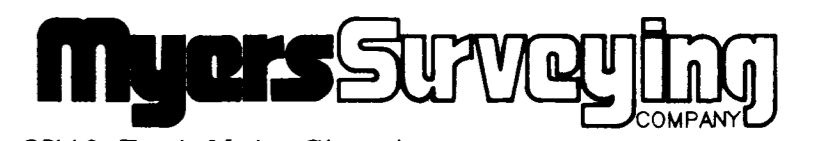
The undersigned, being a Registered Professional Surveyor in the State of Ohio, certifies that THE PATRICIAN FINANCIAL COMPANY, FEDERAL NATIONAL MORTGAGE ASSOCIATION, their successors and assigns, COMMONWEALTH LAND TITLE INSURANCE COMPANY, BENCHMARK TITLE AGENCY, INC. and RUBEN - E. B. LIMITED PARTNERSHIP as follows:

- This plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, and meets the requirements of an Urban Survey as defined therein, and includes items 1,2,3,4,6,7(a),7(b)(1),8,9,10,11, and 13 of Table A thereof.
- This survey was made on the ground between December 11 and December 17, 1993, and correctly shows the area of the subject property, the location and type of all buildings, structures and other visible improvements situated on the subject property, and any other visible matters situated on the subject property.
- Except as shown on the survey, or listed hereon as "blanket easements", there are no visible encroachments of which the undersigned has been advised.
- Except as shown on the survey, there are no observable above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, or alleys, or (b) by the improvements on adjoining properties, streets, or alleys upon the subject property.
- The location of each easement, right-of-way, servitude and other matter, affecting the subject property and listed in the Title Commitment No. BTA-5065 dated November 15, 1993 by Commonwealth Land Title Insurance Company with respect to the subject property, has been shown on the survey together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all visible improvements on the subject property is in accord with minimum setback provisions and restrictions of record in such title commitment.
- The subject property has access to and from a duly dedicated and accepted public street or highway.
- Except as shown on the survey, the subject property does not serve any adjoining property for utilities or ingress and egress. There are no visible structures for drainage located upon the subject site and serving adjoining properties.
- The new record description of the subject property as shown hereon forms a mathematically closed figure.
- No portion of the subject property lies within a Special Hazard Area as described on the Flood Insurance Rate Map for the Community in which the subject property is located.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.



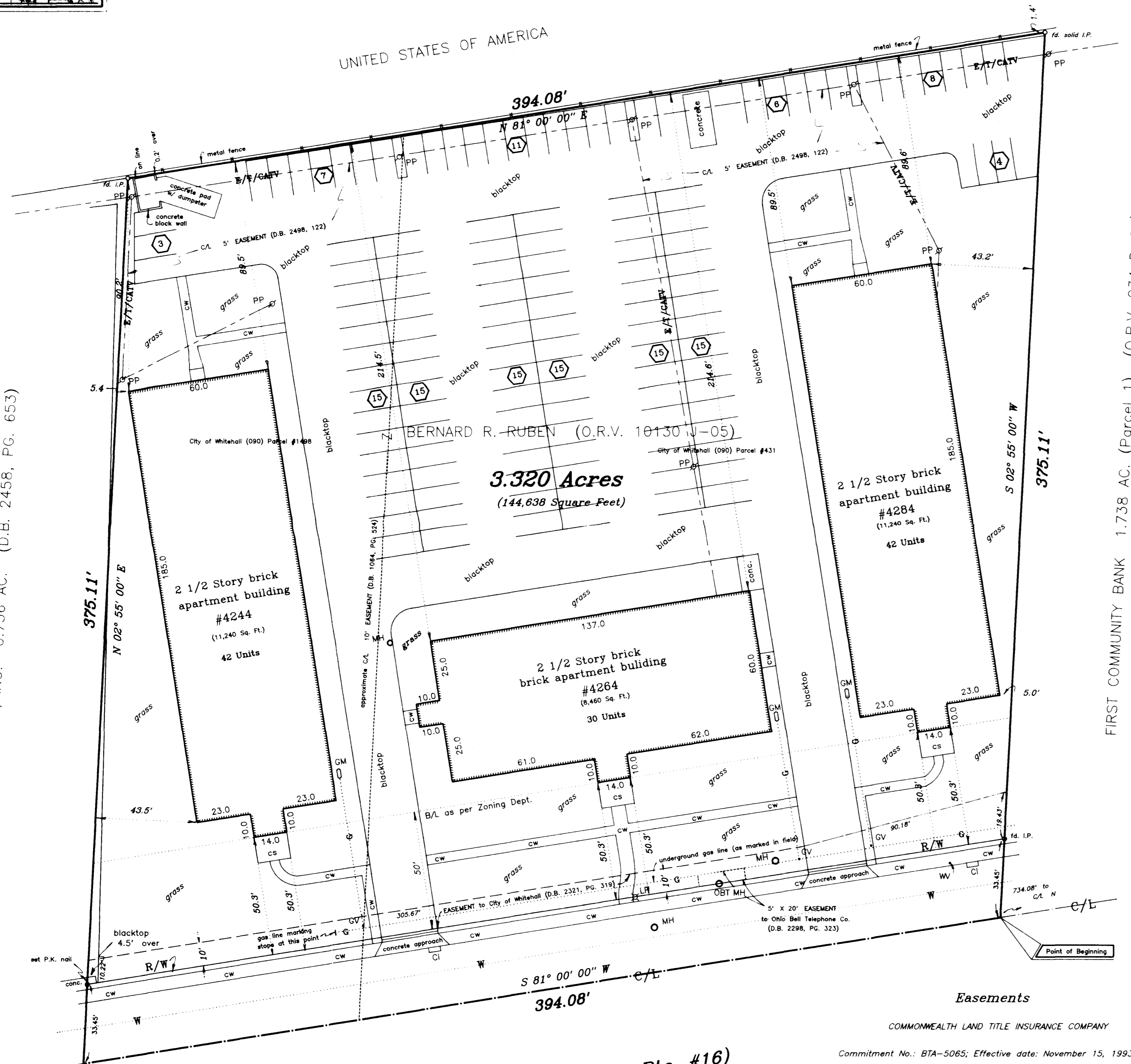
R. Eugene Hilligas 12/17/93
R. Eugene Hilligas, Professional Surveyor No. 7374



2740 East Main Street
Bexley, Ohio 43209-2577
(614) - 235 - 8677

DENTAL ARTS, INC. 0.736 AC. (D.B. 2458, PG. 653)

FIRST COMMUNITY BANK 1.738 AC. (Parcel 1) (O.R.V. 934 D-03)



East Broad Street (St. Rte. #16)

Easements
COMMONWEALTH LAND TITLE INSURANCE COMPANY
Commitment No.: BTA-5065; Effective date: November 15, 1993

- SCHEDULE B - SECTION 2**
- Item 7. Easement to The Ohio Bell Telephone Company, of record in Deed Book 1064, Page 524. Plotted.
 - Item 8. Easement to Columbus and Southern Ohio Electric Company, of record in Deed Book 1127, Page 337. Does not affect the subject tract.
 - Item 9. Easement to the City of Whitehall, Ohio, of record in Deed Book 2321, Page 319. Plotted.
 - Item 10. Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2498, Page 122. Plotted.
 - Item 11. Easement to The Ohio Bell Telephone Company, of record in Deed Book 3398, Page 323. Plotted.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.