NOTES

1) This map was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of same.

2) According to F.E.M.A. Flood Insurance Rate Map No. 39049 C0279G, dated August 2, 1995, Community-Panel No. 390170-279 G, this property is in unshaded Zone "X", areas determined to be outside 500 year flood plain.

3) Utility locations on this survey are reported from field locations or information provided by utility representatives. This does not mean there could not be other utilities in the area.

4) Bearings are used for determination of angles, for the purpose of this survey a bearing of N 85°29'27" W was used on the centerline of Carnaby Way as shown on the recorded plat "CARNABY WAY AND McNAUGHTEN ROAD DEDICATION AND EASEMENTS" in P.B. 65, Pg. 29, in the Recorder's Office, Franklin County, Ohio.

5) The iron pins set are 5/8" rebars, 30" long w/ yellow plastic caps stamped "SITE ENG INC".

6) There are no existing buildings on the 0.909 acre split.

7) City sanitary sewer is along west side of McNaughten Rd. and north line of Sivad Investment Co.

0' 20' 40' 60' 80'

GRAPHIC SCALE

BENCH MARKS

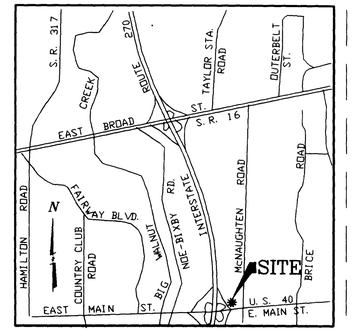
B.M. 1 ~ Franklin County Engineer's No. 68 WSM RESET - aluminum plate in concrete monument 0.4 miles east along U.S. 40 from intersection with Brice Road, 56 feet north of centerline of U.S. 40, on property of Williams Trailer Sales, 53 feet northwest of southwest corner of red brick base for sign "Quality Mobile Homes, Trading Irishman", 52 feet southwest of northwest corner of same brick base, 5 feet south of southern edge of blacktop trailer pad, 4 feet southeast of metal post with light meter, 4 inches below ground.

ELEV= 886.001 (1988 Datum)

TBM~ Centerline gutter inlet, north side of Carnaby Way, 350' west of McNaughten Road, mark is on the gutter at the face of curb. ELEV. = 809.65

LEGEND

- San. — Sanitary Sewer
- St. — Storm Sewer
- W — Water Main
- G — Gas Line
- U/C — Underground Cables
- O/L — Overhead Lines
- Manhole
- Storm Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- Sign
- Valve Box
- Gas Line Marker
- Telephone Closure
- I.P.S. — Iron Pin Set



LOCATION MAP
NO SCALE

PROPOSED SIGN EASEMENT SIZE TO BE DETERMINED

N

McNAUGHTEN ROAD

SIVAD INVESTMENT CO.
PAR. III, 4.060 AC.
D.B. 3769, PG. 567

SIVAD INVESTMENT CO.
PAR. II, 1.271 AC.
D.B. 3769, PG. 567

PAR. I, 1.032 AC.

T.B.M.
GUTTER ON C.L.
=809.65

25' BUILDING LINE, P.B. 65, PG. 29

10' EASEMENT, P.B. 65, PG. 29

N86°22'15"W 197.00'

N04°30'33"E 15.00'

P.O.B.

N04°30'33"E 15.00'

CARNABY WAY R/W VARIES
P.B. 65, PG. 29
3409 Dr. D
PUBLIC R/W

BEARING REFERENCE LINE
N85°29'27"W
360.01'

REFERENCE POINT OF BEGINNING

℄

PROPOSED SPLIT OF
0.909± ACRES
PART OF TAX PAR. #010-129694

"VACANT"
ZONED "C4"

182.46'

S03°37'45"W

175.05'

N03°37'45"E

BOB EVANS RESTAURANT

F/F± 814.00

BEF REIT, INC.
1.218 AC.
O.R. 31183 J12

8' EASEMENT P.B. 65, PG. 29

15' CONC. PIPE EX ST

EX ST

EX 12" ST

EX 54" ST

25' BUILDING LINE P.B. 65, PG. 29

EX ST INLET
T/C= 810.64
15"S=805.50
15"NE=805.36
12"E=805.50

EX ST INLET
T/C= 809.90
12"W=805.60

EX CAG INLET
Cr= 809.65
15"S=805.80
15"STUB IN=805.89

EX CAG INLET
Cr= 809.76
MOUNTABLE CAST.
15"W=805.48

1'x7' END WALL
F/L=804.72

DUMPED ROCK

TOP WALL
810.28

WATER

SWALE

GUARD RAIL

FREEWAY SIGN

FREEWAY LIGHT POLE

"FOR LEASE" SIGN

IRRIGATION SYSTEM

BENT 3/4" I.P. FD. RESET

I.P. FD. BENT

I.P.S. MAR. ST. STA. 61+23.32, 129.87' L1

S58°52'26"E 38.03'

S85°10'55"E 162.60'

LIMITED ACCESS RIGHT-OF-WAY

4' CHAIN LINK FENCE

ASPHALT PAVEMENT

CONC. CURB/GUTTER

CONC. CURB/WALK

CONC. APRON

CONC.

GRAVEL AREA

PATCHES OF GRAVEL

LOW AREA

TREES/ BRUSH

GRASSY FIELD

VEHICLE TURNAROUND EASEMENT, P.B. 65, PG. 29

U/G GAS MARKER

12" SCRUB TREE

18" SCRUB

SCRUB

I.P.S.

EX 54" ST

EX 12" ST

I-270 ENTRANCE RAMP FROM MAIN ST.

EAST MAIN ST. (S.R. 40)

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

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PROPERTY DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 14, Township 12, Range 21, Refugee Lands, and being 0.909 acres of land, more or less, all out of that 4.060 acre (original) Parcel III, described in a deed to SIVAD INVESTMENT CO. of record in Deed Book 3769, Page 567 (all references are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of McNaughten Road and Carnaby Way as same is shown on the recorded plat "CARNABY WAY AND MCNAUGHTEN ROAD DEDICATION AND EASEMENTS" of record in Plat Book 65, Page 29;

Thence North 85° 29' 27" West 360.01 feet, along the centerline of Carnaby Way (right-of-way width varies) to the True Point of Beginning;

Thence North 04° 30' 33" East 15.00 feet, along the westerly terminus of Carnaby Way right-of-way, to a 5/8" rebar set at the northwesterly corner of said right-of-way;

Thence North 86° 22' 15" West 197.00 feet, crossing said Parcel III, with a new division line, to a 5/8" rebar set;

Thence South 03° 37' 45" West 182.46 feet, continuing with a new division line, to a 5/8" rebar set on the northerly limited access right-of-way line of Ramp "M" for Interstate Route 270;

Thence South 56° 52' 26" East 39.03 feet, along said limited access right-of-way line, to a 5/8" rebar set at Sta.61+23.32, 129.87' lt. on O.D.O.T. right-of-way plans FRA-270-20.21S and 31.76 N;

Thence South 85° 10' 55" East 162.60 feet, continuing along said limited access right-of-way, to a 5/8" rebar set in place of a bent 3/4" hollow iron pin found at the southwesterly corner of that 1.218 acre tract described in a deed to BEF REIT, INC. of record in O.R. 31183 J12;

Thence North 03° 37' 45" East 175.05 feet, along the westerly line of said 1.218 acre tract, to a 5/8" rebar set at the southwesterly corner of said Carnaby Way right-of-way;

Thence North 04° 30' 33" East 15.00 feet, along the westerly terminus of Carnaby Way, to the True Point of Beginning, containing 0.909 acres of land, more or less, subject to any easements, restrictions or right-of-ways of record.

UTILITY COMPANIES

WATER & SEWER

CITY OF COLUMBUS
910 DUBLIN ROAD
COLUMBUS, OHIO 43215
614-645-7490 (SANITARY)
614-645-7330 (WATER)

ELECTRIC

AMERICAN ELECTRIC POWER
215 NORTH FRONT STREET
COLUMBUS, OHIO 43215
614-836-2570

TELEPHONE

AMERITECH
150 EAST GAY STREET
COLUMBUS, OHIO 43215
800-660-1000

GAS

COLUMBIA GAS OF OHIO
101 WEST TOWN STREET
COLUMBUS, OHIO 43215
614-460-2222

CABLE TV

INSIGHT COMMUNICATIONS
3770 EAST LIVINGSTON AVENUE
COLUMBUS, OHIO 43227
614-236-1200

CERTIFICATION:

This is to certify to Chicago Title Insurance Company and Steak 'n Shake, Inc. that Site Engineering, Inc. conducted a boundary-topographic survey of the property described herein on September 25, 1998; that the property description accurately describes said depicted property; that the results of said field survey are shown; and that all easements, covenants and restrictions as referenced by Chicago Title Insurance Company, Commitment No. 98160514 COM dated August 27, 1998, are as shown hereon.

SITE ENGINEERING, INC.

By Mark A. Hazel, pm 10-1-98
Mark A. Hazel
Professional Surveyor #7039

STATE OF OHIO
MARK A. HAZEL
7039
REGISTERED PROFESSIONAL SURVEYOR

SITE ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
6559 E. LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
PHONE: (614) 759-9500
FAX: (614) 759-9932

STEAK 'n SHAKE, INC.
CARNABY WAY - COLUMBUS, OHIO
BOUNDARY & TOPOGRAPHIC SURVEY

REVD:	REVD:

DATE: SEPT. 98
SCALE: 1"=20'
DRAWN: S.E.I.
CHECKED: M.A.H.
FILE: 2697
SHEET 1/1

C:\dtrk\2697.dwg