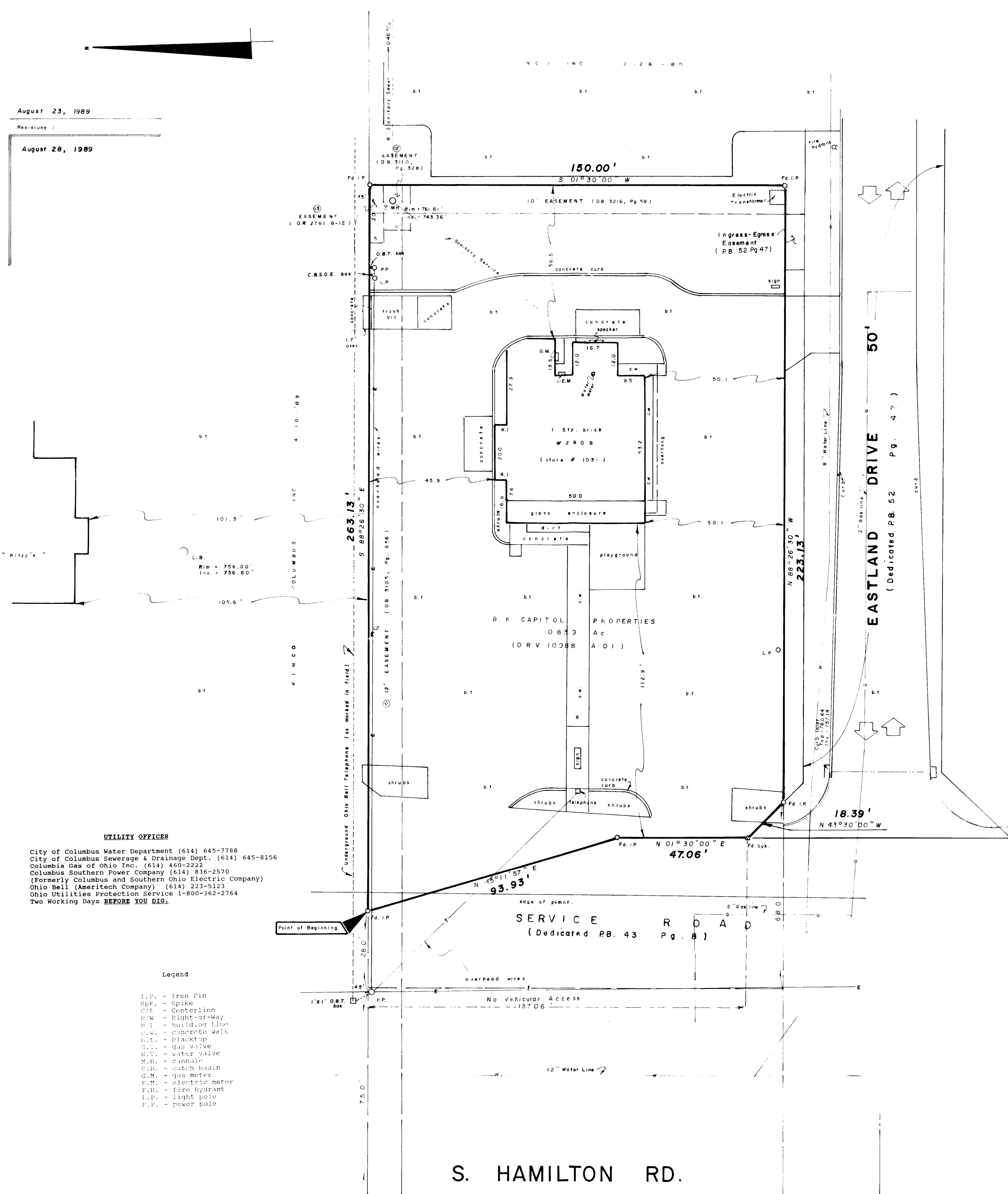


August 23, 1989

Revisions:
August 28, 1989



UTILITY OFFICES
 City of Columbus Water Department (614) 645-7788
 City of Columbus Sewerage & Drainage Dept. (614) 645-8156
 Columbia Gas of Ohio Inc. (614) 460-2222
 Columbus Southern Power Company (614) 836-2570
 (Formerly Columbus and Southern Ohio Electric Company)
 Ohio Bell (Ameritech Company) (614) 223-5123
 Ohio Utilities Protection Service 1-800-362-2764
 Two Working Days **BEFORE YOU DIG.**

- Legend**
- I.P. = Iron Pin
 - S.P. = Spike
 - C/L = Centerline
 - R/W = Right-of-Way
 - B/L = Building Line
 - C.W. = concrete walk
 - b.t. = blacktop
 - G.V. = gas valve
 - W.V. = water valve
 - M.H. = manhole
 - C.B. = catch basin
 - G.M. = gas meter
 - E.M. = electric meter
 - F.H. = fire hydrant
 - L.P. = light pole
 - P.P. = power pole

NOTES

1. Subject tract is zoned C-4, Commercial District
2. Subject tract is in flood zone "C" as per F.I.R.M. #990170-0095-C.
3. Locations of utilities shown are partly from field location and partly from available records. Exact locations of underground utilities are not known pending field location by the respective utility companies.

LEGAL DESCRIPTION -

Situated in the State of Ohio, County of Franklin, City of Columbus, part of Half Section 49, Township 12, Range 21, Refugee Lands, being all of the premises conveyed to B. K. Capitol Properties as shown of record in Official Record Volume 10988 A-01, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a found iron pin at the northwest corner of said B. K. Capitol Properties tract;

Thence, along the northerly line of said tract, South 88 degrees 26 minutes 30 seconds East, 263.13 feet to a found iron pin at the northeast corner of said tract;

Thence, along the easterly line of said tract, South 01 degrees 30 minutes 00 seconds West, 150.00 feet to a found iron pin at the southeast corner of said tract;

Thence, along the southerly line of said tract, North 88 degrees 26 minutes 30 seconds West, 223.13 feet to a found iron pin at the southwest corner of said tract;

Thence, along the westerly line of said tract the following three (3) courses:

- (1) North 43 degrees 30 minutes 00 seconds West, 18.39 feet to a found iron pin;
- (2) North 01 degrees 30 minutes 00 seconds East, 47.06 feet to a found iron pin;
- (3) North 15 degrees 11 minutes 57 seconds West, 93.93 feet to the point of beginning **CONTAINING 0.839 ACRES** subject however to all legal highway easements, leases and restrictions of record and of records in the respective utility offices. Iron pins set are 30" X 1" o.d. with orange plastic caps inscribed "P.S. 6379", unless otherwise noted. Basis of bearings is Official Record Volume 10988 A-01.

Easements as noted in Lawyer's Title Insurance Corporation Commitment No. 49906201 dated August 8, 1989.

- Schedule B - Section 2**
- Item 10. Deed Book 1216, Page 69 to Columbus and Southern Ohio Electric Company, does not affect subject tract.
 - Item 11. Deed Book 3105, Page 656 to Columbus and Southern Ohio Electric Company for a twelve (12) foot wide easement for constructing and maintaining electric lines, whether pole or underground. Plotted.
 - Item 12. Deed Book 3110, Page 328 to the City of Columbus for a ten (10) foot wide easement for a Sanitary Sewer. Plotted.
 - Item 13. Official Record Volume 2781 G-12 to G. D. Ritzky for a five (5) foot by twenty (20) foot wide easement for Sanitary Sewer purposes. Plotted.

Prepared By

Myers Surveying
COMPANY

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

For

BURGER KING CORPORATION
And/or
TRANSOHIO TITLE AGENCY, INC.
And/or
LAWYERS TITLE INSURANCE CORP.

I hereby certify to Burger King Corporation and any Title Insurer that this is a true and correct plat and that the easements and setbacks shown, if any, are set forth in Lawyers Title Insurance Corporation Commitment No. 49906201, being prepared by me or under my direct supervision and that I am a duly registered land surveyor in the State of Ohio.



Albert J. Myers Professional Surveyor #6579 August 29, 1989