

**SURVEY OF ACREAGE PARCEL**  
**LOCATED IN HALF SECTION 22, SECTION 14, TOWNSHIP 12, RANGE 21, &**  
**HALF SECTION 23, SECTION 15, TOWNSHIP 12, RANGE 21,**  
**REFUGEE LANDS**  
**CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

HALF SECTION 23, SECTION 15, TOWNSHIP 12, RANGE 21  
HALF SECTION 22, SECTION 14, TOWNSHIP 12, RANGE 21

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Half Section 22, Section 14 and Half Section 23, Section 15, Township 12, Range 21, Refugee Lands and being part of the 5.373 acre tract conveyed to Plaza Development Company, by deed of record in Official Record 23437174, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin found at the intersection of the northerly right-of-way line of East Main Street (U.S. Route 40), with the westerly limited access right-of-way line of Interstate Route 270, said iron pin also being in the westerly line of said Half Section 22, Section 14, the easterly line of said Half Section 23, Section 15;

thence North 87° 38' 33" West, along said right-of-way line of East Main Street, a distance of 315.59 feet to a point;

thence North 2° 21' 27" East, a distance of 199.04 feet to a point;

thence along the arc of a curve to the left (Delta = 23° 11' 40", Radius = 100.00 feet), a chord bearing and distance of North 9° 14' 23" West, 40.21 feet to a point of compound curvature to the left;

thence along said arc of a curve to the left (Delta = 3° 17' 13", Radius = 716.78 feet), a chord bearing and distance of North 22° 28' 50" West, 41.12 feet to a railroad spike found at the southwesterly corner of the Bernard R. Ruben 5.294 acre tract, of record in Official Record 2761113;

thence North 75° 13' 06" East, along the southerly line of the Bernard R. Ruben 5.294 acre tract, a distance of 31.33 feet to an iron pin found at an angle point in said line;

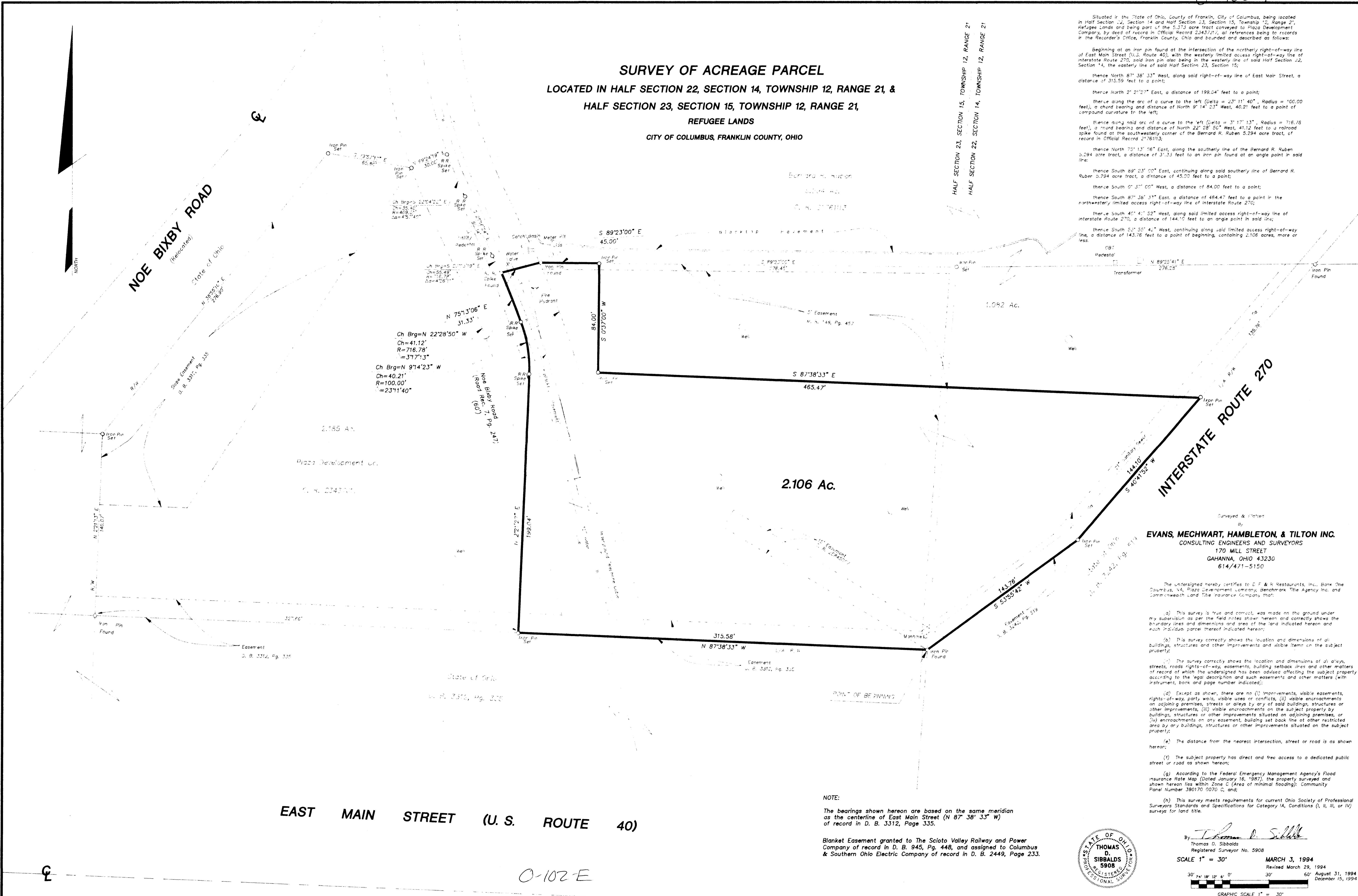
thence South 89° 23' 00" East, continuing along said southerly line of Bernard R. Ruben 5.294 acre tract, a distance of 45.00 feet to a point;

thence South 0° 37' 00" West, a distance of 84.00 feet to a point;

thence South 87° 38' 33" East, a distance of 464.47 feet to a point in the northwesterly limited access right-of-way line of Interstate Route 270;

thence South 40° 41' 52" West, along said limited access right-of-way line of Interstate Route 270, a distance of 143.76 feet to an angle point in said line;

thence South 53° 55' 42" West, continuing along said limited access right-of-way line, a distance of 143.76 feet to a point of beginning, containing 2.106 acres, more or less.



Surveyed & Plotted by  
**EVANS, MECHWART, HAMBLETON, & TILTON INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
170 MILL STREET  
GAHANNA, OHIO 43230  
614/471-5150

The undersigned hereby certifies to D. F. & K. Restaurants, Inc., Bank One Columbus, N.A., Plaza Development Company, Benchmark Title Agency Inc. and Commonwealth Land Title Insurance Company, that:

- (a) This survey is true and correct, was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon;
- (b) This survey correctly shows the location and dimensions of all buildings, structures and other improvements and visible items on the subject property;
- (c) The survey correctly shows the location and dimensions of all alleys, streets, roads rights-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description and such easements and other matters (with instrument, book and page number indicated);
- (d) Except as shown, there are no (i) improvements, visible easements, rights-of-way, party walls, visible uses or conflicts, (ii) visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements, (iii) visible encroachments on the subject property by buildings, structures or other improvements situated on adjoining premises, or (iv) encroachments on any easement, building set back line or other restricted area by any buildings, structures or other improvements situated on the subject property;
- (e) The distance from the nearest intersection, street or road is as shown hereon;
- (f) The subject property has direct and free access to a dedicated public street or road as shown hereon;
- (g) According to the Federal Emergency Management Agency's Flood Insurance Rate Map (Dated January 16, 1987), the property surveyed and shown hereon lies within Zone C (Area of minimal flooding); Community Panel Number 390170 0070 C, and;
- (h) This survey meets requirements for current Ohio Society of Professional Surveyors Standards and Specifications for Category IA, Conditions (I, II, III, or IV) surveys for land title.

**NOTE:**  
The bearings shown hereon are based on the same meridian as the centerline of East Main Street (N 87° 38' 33" W) of record in D. B. 3312, Page 335.

Blanket Easement granted to The Scioto Valley Railway and Power Company of record in D. B. 945, Pg. 448, and assigned to Columbus & Southern Ohio Electric Company of record in D. B. 2449, Page 233.



By Thomas D. Sibbalds  
THOMAS D. SIBBALDS  
Registered Surveyor No. 5908  
SCALE 1" = 30'  
MARCH 3, 1994  
Revised March 29, 1994  
30' 24' 18' 12' 6" 30' 60' August 31, 1994  
December 15, 1994  
GRAPHIC SCALE 1" = 30'

**EAST MAIN STREET (U. S. ROUTE 40)**