

NOTE - The 60' Roadway Easement shown in RESERVE A on the recorded plat, for access from S.R. # 3 to HILLSLOWNE RD. was terminated by AFFIDAVIT of record in D.B. 3469, Pg. 799, June 20, 1975.

RESERVE B
Kenneth W. Moreland
1.574 Ac.

RESERVE A
2.475 Acres

NOTE:
A 6" Gas Line is located approx 22' west of the east R/W Line of S.R. # 3.
A 10" Water Main is located between curb and east R/W Line of S.R. # 3.

EXHIBIT "A"
LEGAL DESCRIPTION OF REMISES
Situating in the City of Westerville, Franklin County, Ohio, and being a part of RESERVE "A" of BUTLER-STEPHENS HILLS & DALES as the above is shown of record in Plat Book 34, page 8, said part conveyed to the SUN OIL COMPANY by deed of record in Vol. 2586, page 217, excepting therefrom a 20.00 ft. wide strip for right-of-way purposes off the entire westerly side thereof, as conveyed to the CITY OF WESTERVILLE, OHIO by deed of record in Vol. 2728, page 388, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at an iron pin at the northeasterly corner of Reserve "A", said iron pin being at the southeasterly corner of Reserve "B" of said BUTLER-STEPHENS HILLS AND DALES, said iron pin being in the westerly line of Hillslowne Road, (60 ft. wide)

Thence South 0 degrees 03 minutes East, along the easterly line of said Reserve "A", and along the westerly line of said Hillslowne Road, a distance of 199.97 ft. to an iron pin and the TRUE POINT OF BEGINNING OF THIS RESERVE "A";

Thence continuing South 0 degrees 03 minutes East, along the easterly line of said Reserve "A", and along the westerly line of said Hillslowne Road, a distance of 21.59 ft. to an iron pin at the northeast corner of the Robert & Rita M. Yoakam 0.380 acre tract;

Said last described iron pin being North 0 degrees 03 minutes East, along the easterly line of said Reserve "A", (westerly line of said Hillslowne Road,) a distance of 400.00 ft. from a point at the southeasterly corner of said Reserve "A";

Thence South 89 degrees 58 minutes West, along the northerly line of said 0.380 acre tract, a distance of 139.93 ft. to an iron pin at the northwest corner of said 0.380 acre tract;

Thence South 00 degrees 53 minutes East, along the westerly line of said 0.380 acre tract and along part of the westerly line of a second 0.380 acre tract conveyed to said Robert E. & Rita M. Yoakam, a distance of 147.12 ft. to an iron pin at the northeast corner of a 0.246 acre tract and at a corner of said Reserve "A";

Thence South 87 degrees 56 minutes West, along part of the northerly line of said 0.246 acre tract and along part of a line of said Reserve "A", a distance of 199.97 ft. to an iron pin at the southeast corner of the above mentioned 20.00 ft. wide exception, in the easterly right-of-way line of South State St. (S.R. #3)

Thence North 15 degrees 40 minutes 40 seconds West, along the easterly line of said 20.00 ft. wide exception, and along said easterly right-of-way line of S. R. #3, and with a curve to the left having a radius of 527.47 ft., a chord distance of 81.95 ft. to a P.K. Nail marking a point of tangency;

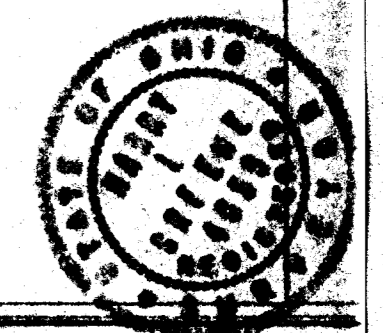
Thence North 20 degrees 08 minutes West, continuing along said easterly line of the 20.00 ft. wide exception, and along said easterly right-of-way line of S. R. #3, a distance of 134.11 ft. to an iron pin in the northerly line of said Reserve "A", at the southwest corner of the SIGGAR CORP. & GOLDEN ARCH REALTY CORP., 1.319 acre tract;

Thence North 89 degrees 57 minutes West, along part of said northerly line of Reserve "A", and along part of said southerly line of the 1.319 acre tract, a distance of 258.77 ft. to an iron pin;

Thence South 00 degrees 53 minutes East, a distance of 19.93 ft. to an iron pin;

Thence North 89 degrees 58 minutes East, a distance of 199.94 ft. to the TRUE POINT OF BEGINNING, containing 1.0643 acres, more or less, and subject to all legal roadways and any easements of record.

⊕ - Soil Bore Test Loc. as staked.



ARBY'S INTERNATIONAL Job No. 7601
Proposed Building Site, City of Westerville, Franklin County, Ohio.
I hereby certify that I have surveyed and staked the horizon shown premises, prepared the drawing and that existing conditions are as shown.
Scale 1"=20'
Aug. 10, 1977.
Harry L. Greene
Harry L. Greene, Reg. Surveyor - 4058
2160 Tremont Ctr., Columbus, Ohio. - 43221 Ph. 486-0714