

NOTES PER TITLE COMMITMENT:

THE FOLLOWING ITEM NUMBERS ARE PER SCHEDULE B - PART II (EXCEPTIONS) OF THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NUMBER 2153610194 WITH AN EFFECTIVE DATE OF JUNE 25, 2021 AT 6:00 AM, ENCUMBRANCES RECORDED AFTER THIS DATE ARE NOT SHOWN ON THIS SURVEY.

ITEM 10: DEED OF EASEMENT FOR THE PURPOSE OF MAINTAINING AN 8 INCH SEWER, FROM MAE C. HULL, TO CITY OF COLUMBUS, FILED FOR RECORD AUGUST 9, 1926 AND RECORDED IN VOLUME 832, PAGE 264 OF THE FRANKLIN COUNTY RECORDS. AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON.

SCHEDULE "A" LEGAL DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF LOTS 61 AND 68 OF LOREN AND DENNISON'S SUBDIVISION OF 94 ACRES KNOWN AS NORTH BROADWAY, OF RECORD IN PLAT BOOK 4, PAGE 371, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, BEING THAT THIRD PARCEL AND FIFTH PARCEL AS CONVEYED TO FLORENIA L. MITCHELL BY CERTIFICATE OF TRANSFER RECORDED IN DEED BOOK 2766, PAGE 692, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND CONTAINING 0.751 ACRES OF LAND, SAID 0.751 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF INDIANOLA AVENUE (56 FEET IN WIDTH), THE WESTERLY LINE OF SAID LOT 61, SAID POINT BEING LOCATED 207', MORE OR LESS, FROM THE SOUTHERLY LINE OF OAKLAND PARK AVENUE (60' IN WIDTH), THE NORTHWESTERLY CORNER TRACT OF LAND NOW OR FORMERLY OWNED BY RAYMOND E. AND RUBY T. DANIELS;

THENCE S. 87° 55' 30" E., WITH THE NORTHERLY LINE OF SAID FIFTH PARCEL, THE SOUTHERLY LINE OF THE DANIELS TRACT, CROSSING SAID LOT 61, PASSING AN IRON PIN AT A DISTANCE OF 5.00 FEET, A DISTANCE OF 208.48 FEET TO AN IRON PIN AT THE NORTHERLY CORNER OF SAID FIFTH PARCEL, THE EASTERLY LINE OF SAID LOT;

THENCE S. 0° 36' 00" W., WITH THE EASTERLY LINES OF SAID FIFTH AND THIRD PARCELS, THE EASTERLY LINES OF SAID LOTS 61 AND 68, A DISTANCE OF 153.34 FEET TO AN IRON PIN AT THE SOUTH-EASTERLY CORNER OF SAID THIRD PARCEL, THE NORTHEASTERLY CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY FLOSSIE M. GRIFFITH;

THENCE N. 88° 09' 00" W., WITH THE SOUTHERLY LINE OF SAID THIRD PARCEL, CROSSING SAID LOT 68, A DISTANCE OF 213.33 FEET TO AN IRON PIN IN THE EASTERLY LINE OF SAID INDIANOLA AVENUE, THE EASTERLY LINE OF A 5 FOOT WIDE STRIP DEDICATED FOR RIGHT OF WAY PURPOSES BY ORD. NO. 420-30 (9-15-30);

THENCE N. 4° 13' 30" E., WITH THE EASTERLY LINE OF SAID INDIANOLA AVENUE THE EASTERLY LINE OF SAID 5 FOOT WIDE RIGHT OF WAY STRIP, A DISTANCE OF 99.73 FEET TO A POINT AT AN ANGLE POINT IN SAID INDIANOLA AVENUE RIGHT OF WAY, THE NORTHERLY LINE OF SAID THIRD PARCEL, THE SOUTHERLY LINE OF SAID FIFTH PARCEL;

THENCE N. 87° 55' 30" W., WITH THE NORTHERLY LINE OF SAID 5 FOOT WIDE STRIP, THE SOUTHERLY LINE OF SAID FIFTH PARCEL, A DISTANCE OF 5.00 FEET TO A POINT, THE SOUTHWESTERLY CORNER OF SAID FIFTH PARCEL, THE SOUTHWESTERLY CORNER OF SAID LOT 61, AN ANGLE POINT IN THE EASTERLY LINE OF SAID INDIANOLA AVENUE;

THENCE N. 4° 13' 30" E., WITH THE WESTERLY LINE OF SAID FIFTH PARCEL THE WESTERLY LINE OF SAID LOT 61, THE EASTERLY LINE OF SAID INDIANOLA AVENUE, A DISTANCE OF 56.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.751 ACRES OF LAND, MORE OR LESS.

DESCRIPTION OF 0.746 ACRE (THIS SURVEY):

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, KNOWN AS BEING PART OF ORIGINAL LOTS 61 AND 68 OF LOREN AND DENNISON'S SUBDIVISION OF 94 ACRES KNOWN AS OAKLAND NORTH BROADWAY, OF RECORD IN PLAT BOOK 4, PAGES 370-371, CONVEYED TO BURGER KING CORPORATION BY DEED OF RECORD IN VOLUME 11634, PAGE F07 (ALL RECORDS HEREIN ARE FROM THE FRANKLIN COUNTY RECORDER'S OFFICE) AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH DIAMETER REBAR SET, WITH A YELLOW CAP STAMPED "DLZ OHIO, INC.", AT THE SOUTHWEST CORNER OF ORIGINAL LOT 61 AND THE NORTHWEST CORNER OF ORIGINAL LOT 68, BEING AT THE INTERSECTION OF A NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF INDIANOLA AVENUE (VARIABLE WIDTH R/W);

THENCE NORTH 04°00'34" EAST A DISTANCE OF 56.11 FEET, ALONG THE LINE COMMON TO SAID INDIANOLA AVENUE RIGHT OF WAY AND THE WEST LINE OF ORIGINAL LOT 61, TO A POINT ON THE SOUTHWEST CORNER OF A 0.160-ACRE TRACT CONVEYED TO HUNTINGTON NATIONAL BANK BY DEED OF RECORD IN DEED BOOK 3055, PAGE 103;

THENCE SOUTH 88°11'58" EAST A DISTANCE OF 205.66 FEET, ALONG THE SOUTH LINE OF THE HUNTINGTON NATIONAL BANK TRACT, PASSING OVER A 1-INCH IRON PIPE FOUND AT 5.00', TO A 5/8-INCH DIAMETER REBAR SET, WITH A YELLOW CAP STAMPED "DLZ OHIO, INC.", ON THE WESTERLY LINE OF A 0.850-ACRE TRACT CONVEYED TO CIRCLE M HOLDINGS LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 201909090115898;

THENCE SOUTH 00°44'35" EAST A DISTANCE OF 155.44 FEET, ALONG THE WESTERLY LINE OF SAID CIRCLE M HOLDINGS LLC TRACT AND A WESTERLY LINE OF A 0.300-ACRE TRACT CONVEYED TO TIMOTHY J. STOKES BY DEED OF RECORD IN INSTRUMENT NUMBER 201804190051610, TO A 3/4-INCH DIAMETER PIPE FOUND AT THE NORTHEAST CORNER OF A 0.210-ACRE TRACT CONVEYED TO ROBERT A. HINDERER BY DEED OF RECORD IN INSTRUMENT NUMBER 201907010079070;

THENCE NORTH 88°18'35" WEST A DISTANCE OF 213.56 FEET, ALONG THE NORTH LINES OF THE FOLLOWING TRACTS: SAID HINDERER TRACT, A 0.200-ACRE TRACT CONVEYED TO AMY JOHNSON BY DEED OF RECORD IN INSTRUMENT NUMBER 201711010153316; A 0.210-ACRE TRACT CONVEYED TO STEPHEN CLARK MITCHELL BY DEED OF RECORD IN INSTRUMENT NUMBER 2019080509297; A 0.210-ACRE TRACT CONVEYED TO RICHARD LEE HENTSCHE BY DEED OF RECORD IN INSTRUMENT NUMBER 202012210203452, TO A 1-INCH IRON PIPE IN CONCRETE AT THE NORTHWEST CORNER OF SAID HENTSCHE TRACT ON AN EASTERLY RIGHT-OF-WAY LINE OF INDIANOLA AVENUE;

THENCE NORTH 04°00'34" EAST A DISTANCE OF 99.73 FEET, ALONG AN EASTERLY LINE OF SAID INDIANOLA AVENUE RIGHT OF WAY, TO A 5/8-INCH DIAMETER REBAR SET, WITH A YELLOW CAP STAMPED "DLZ OHIO, INC." IN THE SOUTH LINE OF ORIGINAL LOT 61 AND THE NORTH LINE OF ORIGINAL LOT 68;

THENCE NORTH 88°31'26" WEST A DISTANCE OF 5.00 FEET, ALONG A NORTHERLY LINE OF SAID INDIANOLA AVENUE RIGHT OF WAY, THE SOUTH LINE OF ORIGINAL LOT 61, AND THE NORTH LINE OF ORIGINAL LOT 68, TO A 5/8-INCH DIAMETER REBAR SET, WITH A YELLOW CAP STAMPED "DLZ OHIO, INC." TO THE TRUE POINT OF BEGINNING, CONTAINING 0.746 ACRES, MORE OR LESS, NONE OF WHICH LIES WITHIN THE CURRENT ROAD RIGHT OF WAY.

THE LEGAL DESCRIPTION WRITTEN ABOVE DESCRIBES THE SAME REAL ESTATE AS WHAT WAS DESCRIBED IN THE ORIGINAL SCHEDULE "A" LEGAL DESCRIPTION.

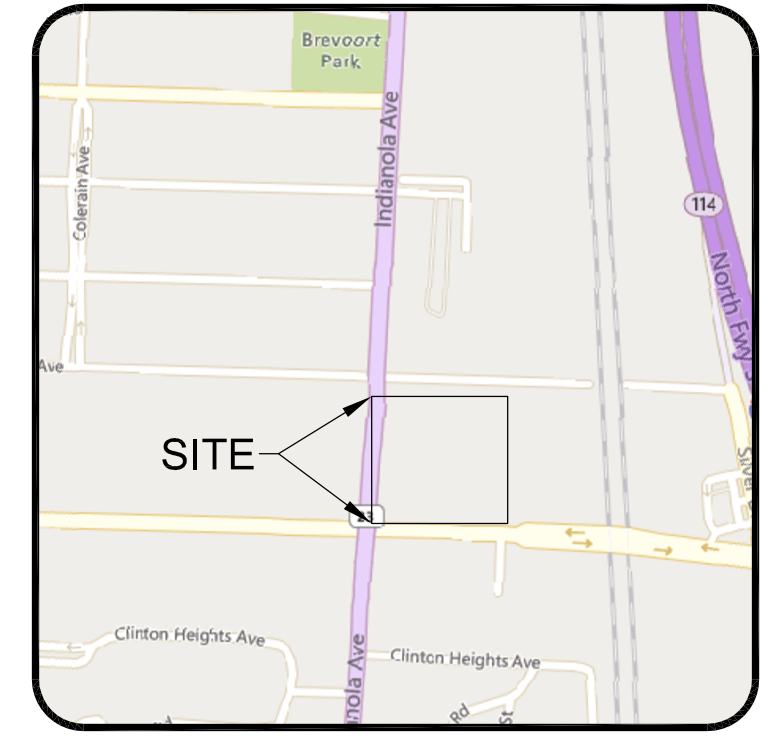
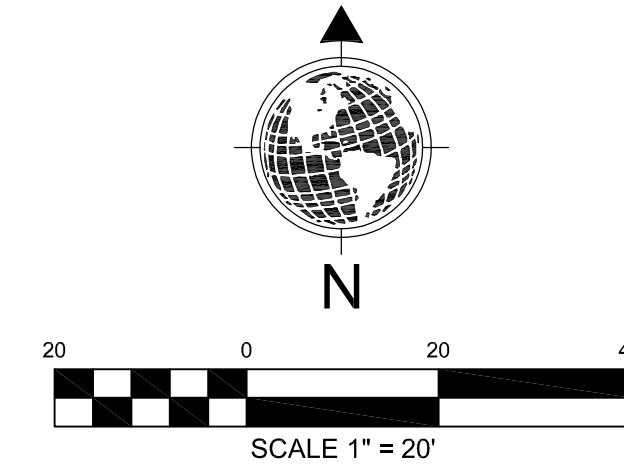
STORM AND SANITARY INVERT INFORMATION

Table with 2 columns listing manhole and catch basin details: #129 (SANITARY MANHOLE), #475 (ROUND CATCH BASIN), #550 (SANITARY MANHOLE), #703 (ROUND CATCH BASIN), #824 (SANITARY MANHOLE), #847 (STORM MANHOLE), #859 (SANITARY MANHOLE).

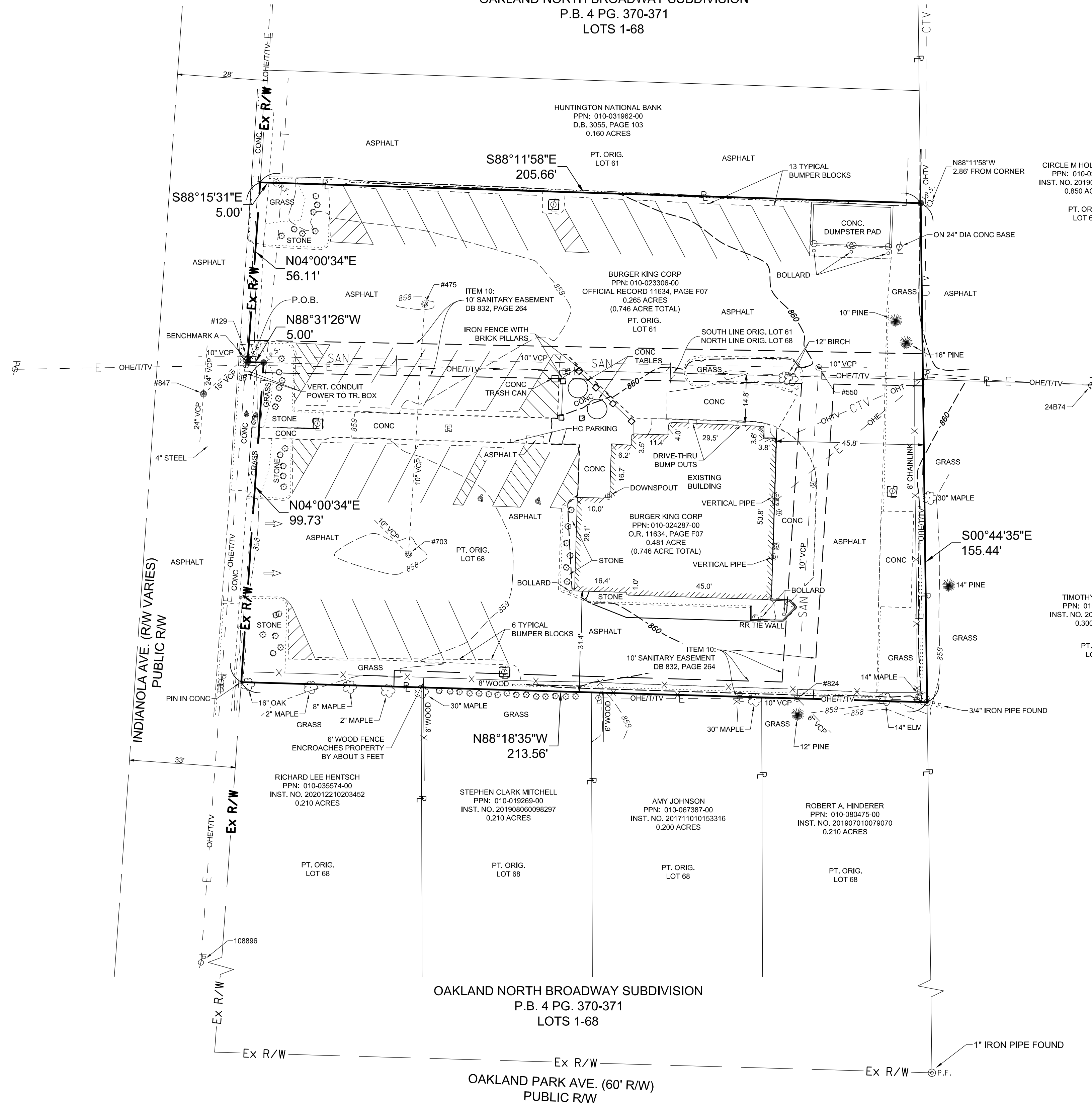
LEGEND

Legend table defining symbols for CENTER LINE, PROPERTY LINE, EX. RIGHT OF WAY, LOT LINE, EX. EASEMENT, EX. CENTERLINE, EDGE OF PAVEMENT, EX. BUILDING, EX. CURB, EX. TELECOM LINE, EX. GAS LINE, EX. CABLE TV LINE, EX. ELECTRIC LINE, FLOWER BED, EX. CONTOUR LINES, EX. STORM SEWER, EX. SANITARY SEWER, EX. CONCRETE, EX. PARKING LOT, EX. GATE, EX. FENCE, LIGHT POLE, POWER/LIGHT POLE, TELEPHONE/POWER POLE, EVERGREEN TREE, TREE, BUSH/SHRUB, SANITARY MANHOLE, STORM MANHOLE, ROUND CATCH BASIN, CLEANOUT, POINT OF BEGINNING, SIGN, POST, GAS METER, ELECTRIC METER, WATER METER, TRAFFIC PULL BOX, ELECTRIC PULL BOX, GAS SERVICE VALVE, WATER SERVICE VALVE, DOWNSPOUT DRAIN, RAILROAD SPIKE FOUND, IRON PIPE FOUND, 5/8" IRON REBAR SET WITH CAP "DLZ", I.P.S.

ALTA/NSPS LAND TITLE SURVEY
3330 INDIANOLA AVE.
0.746 ACRES
PART OF LOTS 61 AND 68
OAKLAND NORTH BROADWAY SUBDIVISION
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



OAKLAND NORTH BROADWAY SUBDIVISION
P.B. 4 PG. 370-371
LOTS 1-68



GENERAL NOTES:

- 1. THIS SURVEY REPRESENTS ALL THE EASEMENTS LISTED IN THE TITLE COMMITMENT THAT MAY AFFECT THE SUBJECT PARCEL.
2. THIS SURVEY MAY NOT SHOW ALL THE UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.
3. NO PARTY WALLS EXIST WITH THE RESPECT TO ADJOINING PROPERTIES.
4. THERE IS NO OBSERVED EVIDENCE OF ANY DELINEATION OF WETLANDS ON THE SITE.
5. SUBJECT PREMISES ABUTS UP TO INDIANOLA AVENUE.
6. THERE IS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM INDIANOLA AVENUE A PUBLIC RIGHT-OF-WAY.
7. ALL RECORD INFORMATION OBTAINED FROM THE FRANKLIN COUNTY ENGINEER'S OFFICE AND FRANKLIN COUNTY RECORDER'S OFFICE. PREVIOUS SURVEYS AND RECORDED DEEDS ARE SHOWN ON SURVEY.

NOTE: UNLESS SHOWN HEREON, THERE ARE NO ENCROACHMENTS WHICH AFFECT THE SUBJECT PARCEL.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 04° 00' 34" EAST FOR THE EASTERLY RIGHT-OF-WAY LINE OF INDIANOLA AVENUE (R/W VARIES) AND THE WESTERLY PROPERTY LINES OF THE PARCEL HEREIN DESCRIBED AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN JUNE, 2021 AND ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND REFERENCE THE NORTH AMERICAN DATUM OF 1983 AND THE 2011 ADJUSTMENT (NAD 83/2011).

FLOOD NOTE:

THE SITE LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER: 39049C0167K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING REPORT:

NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY FOR THE SHOWN CURRENT PARCEL. CLIENT PROVIDED A LETTER DATED 05/05/1976, REGARDING PROPOSED DRIVE-THRU CONVERSION IDENTIFYING THE ZONING CLASSIFICATION AS "C-4".

PARKING SPACES TABULATION:

- 31 REGULAR PARKING SPACES
2 HANDICAP PARKING SPACES

BENCHMARKS (NAVD 88)

BM "A": EL+857.95
A CHISELED "X" ON THE SOUTH RIM OF THE SANITARY MANHOLE IN THE SIDEWALK JUST SOUTH OF THE NORTH DRIVE OF THE BURGER KING ENTRANCE.

UTILITY STATEMENT:

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

CERTIFICATION:

TO: AMPLER BURGERS OHIO LLC; BURGER KING CORP; FIDELITY NATIONAL TITLE INSURANCE COMPANY; UNITED BANK AND TRUST COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a1, 8, 9, 11, 13, 14, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 04, 2021.

DATE OF PLAT OR MAP: JULY, 2021.

DLZ OHIO, INC.

PRELIMINARY

SAMUEL L. STILTNER
PROFESSIONAL SURVEYOR S-8364

DATE

