CHASE ()

SAWMILL RD.

RETAIL BANKING CENTER

6515 SAWMILL ROAD

DUBLIN, OH 43017

SCOPE OF WORK

NEW SINGLE STORY 4,113 S.F. FREESTANDING BANK BRANCH WITH DRIVE-UP ATM.

APPLICABLE CODES / ZONING

JURISDICTION: DUBLIN, OHIO

LOCATION MAP

BUILDING CODE: 2017 OHIIO BUILDING CODE

ENERGY CODE: OHIO ENERGY CODE

2012 INTERNATIONAL ENERGY CODE 2010 ASHRAE 90.1

ACCESSIBILITY CODE: ICC A117.1-2009

ZONING: CITY OF DUBLIN ZONING ORDINANCE

SHEET INDEX		ISSU	ISSUE DATE	
		//20		
		02/20/20		
A0.0	COVER SHEET	•		
A0.1	VICINITY MAP	•		
A0.2	REGIONAL CNOTEXT MAP	•		
A0.3	EXISTING CONDITIONS PLAN	•		T
ARCHITECTUR	AL DRAWINGS			
A1.1	CONCEPT PLAN	•		Г
A1.2	VEHICULAR CIRCULATION PATTERN	•		Г
A1.3	PEDESTRIAN CIRCULATION PATTERN	•		Г
A2.1	FLOOR PLAN	•		Г
A3.1	ARCHITECTURAL ELEVATIONS: SOUTH & EAST	•		Г
A3.2	ARCHITECTURAL ELEVATIONS: NORTH & WEST	•		Г
A3.3	ARCHITECTURAL ELEVATIONS: DRIVE-THRU	•		
CIVIL DRAWIN	IGS			-
1	ALTA/NSPS LAND TITLE SURVEY	•		
2	ALTA/NSPS LAND TITLE SURVEY	•		I

OWNER & CONSULTANTS

OWNE

JP MORGAN CHASE BANK, N.A.

RETAIL REAL ESTATE
CHASE TOWER

10 SOUTH DEARBORN 15TH FLOOR

CHICAGO, ILLINOIS 60603

CONTACT: JANE HEALY, 312-325-3320 JANE.HEALY@CHASE.COM

ARCHITECT OF RECORD:

THE ARCHITECTS PARTNERSHIP
200 SOUTH MICHIGAN AVENUE

SUITE 1020 CHICAGO, ILLINOIS 60604 DESIGN FIRM REGISTRATION NO: 184.000148 - EXPIRES 4.30.2019

ARCHITECT OF RECORD: JOHN HALLERAN LIC. # 001-011376

CONTACT: TIMOTHY MESECK

PHONE: 312-583-9800 x44

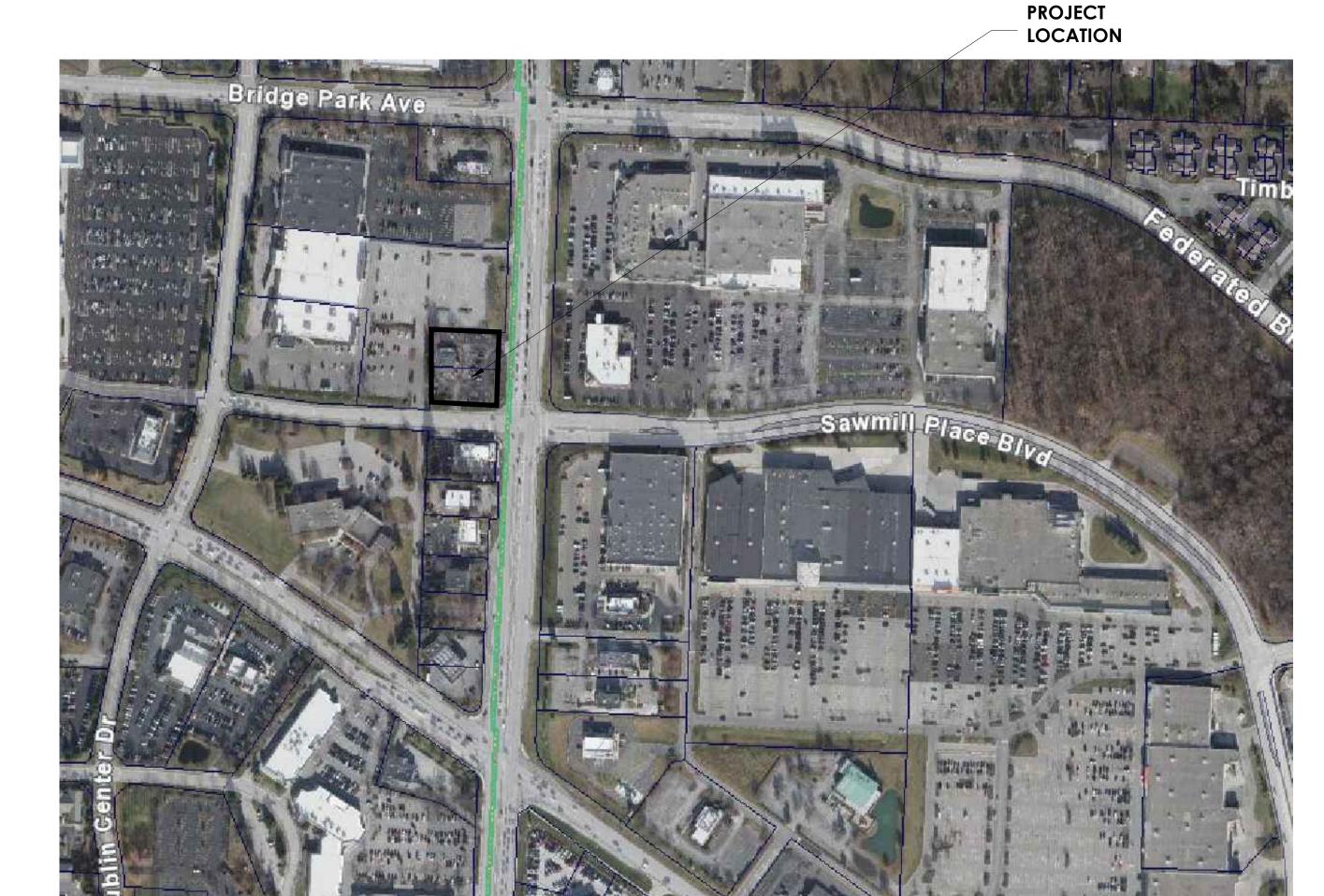
CONSULTING MECHANICAL / PLUMBING / ELECTRICAL ENGINEER:
FARIS PLANNING & DESIGN, LLC
243 N. FIFTH STREET
COLUMBUS, OH 43215

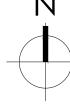
CONTACT: TODD M. FARIS, 615-487-964

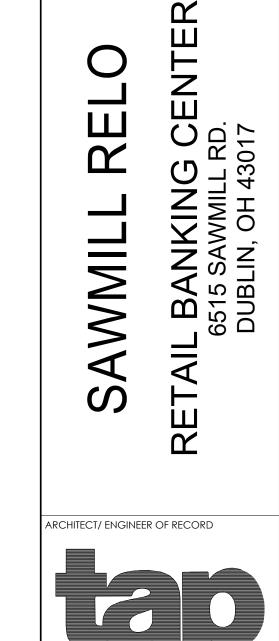
KIMLEY-HORN

1001 WARRENVILLE ROAD SUITE 350
LISLE, IL 60532

CONTACT: MICHAEL WALKE, P.E., 630-487-3447







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DATE: 02/20/202

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COVER SHEET

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SHEET NUMBER



LEGEND:

SAWMILL ROAD

BANKER DRIVE

PROPERTY LINE

PRODUCTION TOO' 1000' 1500'

AWMILL RELO

RETAIL BANKING CENT 6515 SAWMILL RD. DUBLIN, OH 43017

ARCHITECT/ ENGINEER OF RECORD

The Architects Partnership

SEAL

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ISSUE DATE DESCRIPTION

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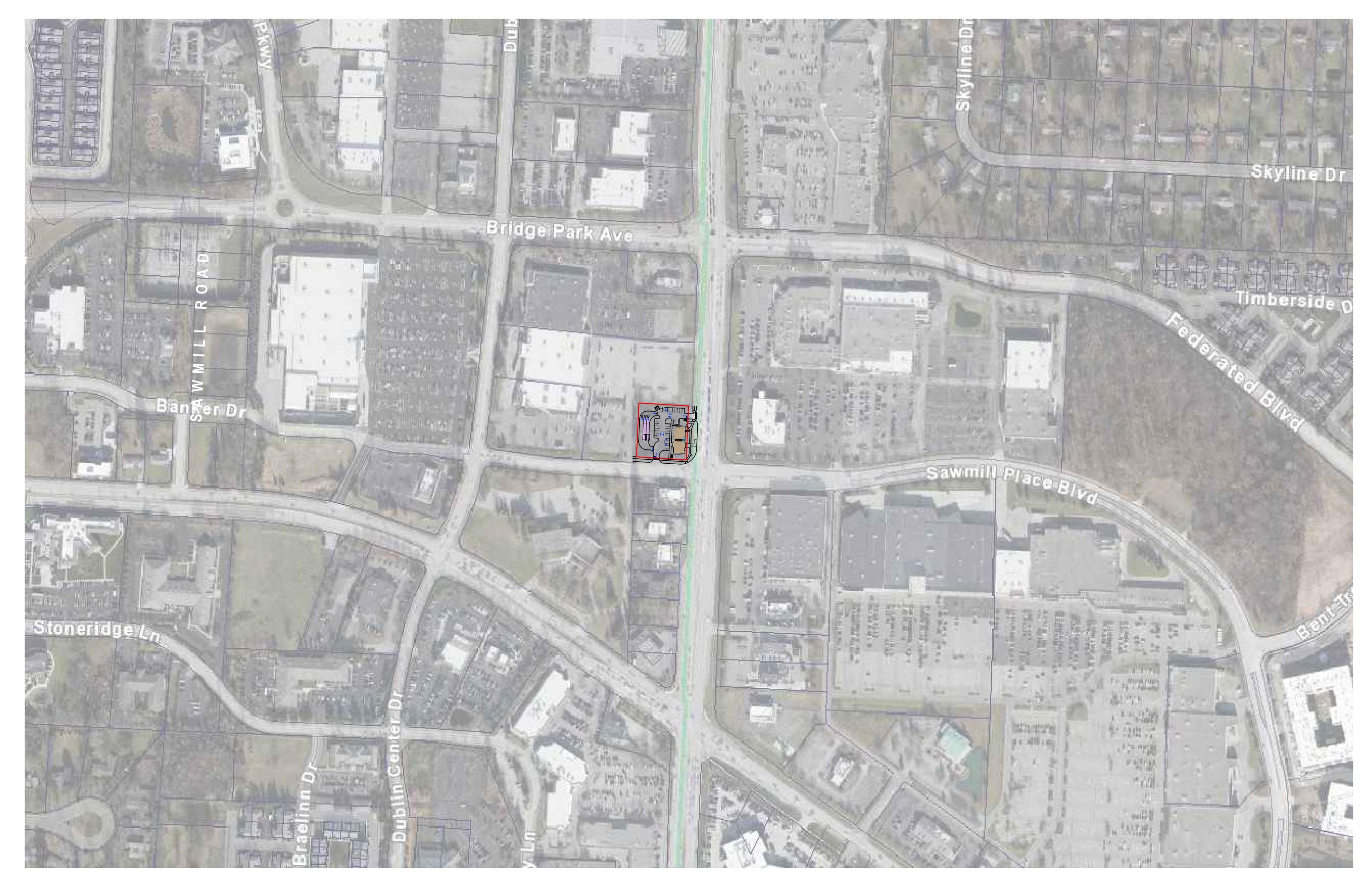
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VICINITY MAP

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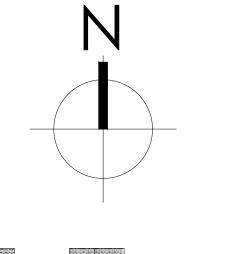
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LEGEND:

PROPERTY LINE





SAWMILL RELO
RETAIL BANKING CENTER

ARCHITECT/ ENGINEER OF RECORD

The

Architects

Partnership

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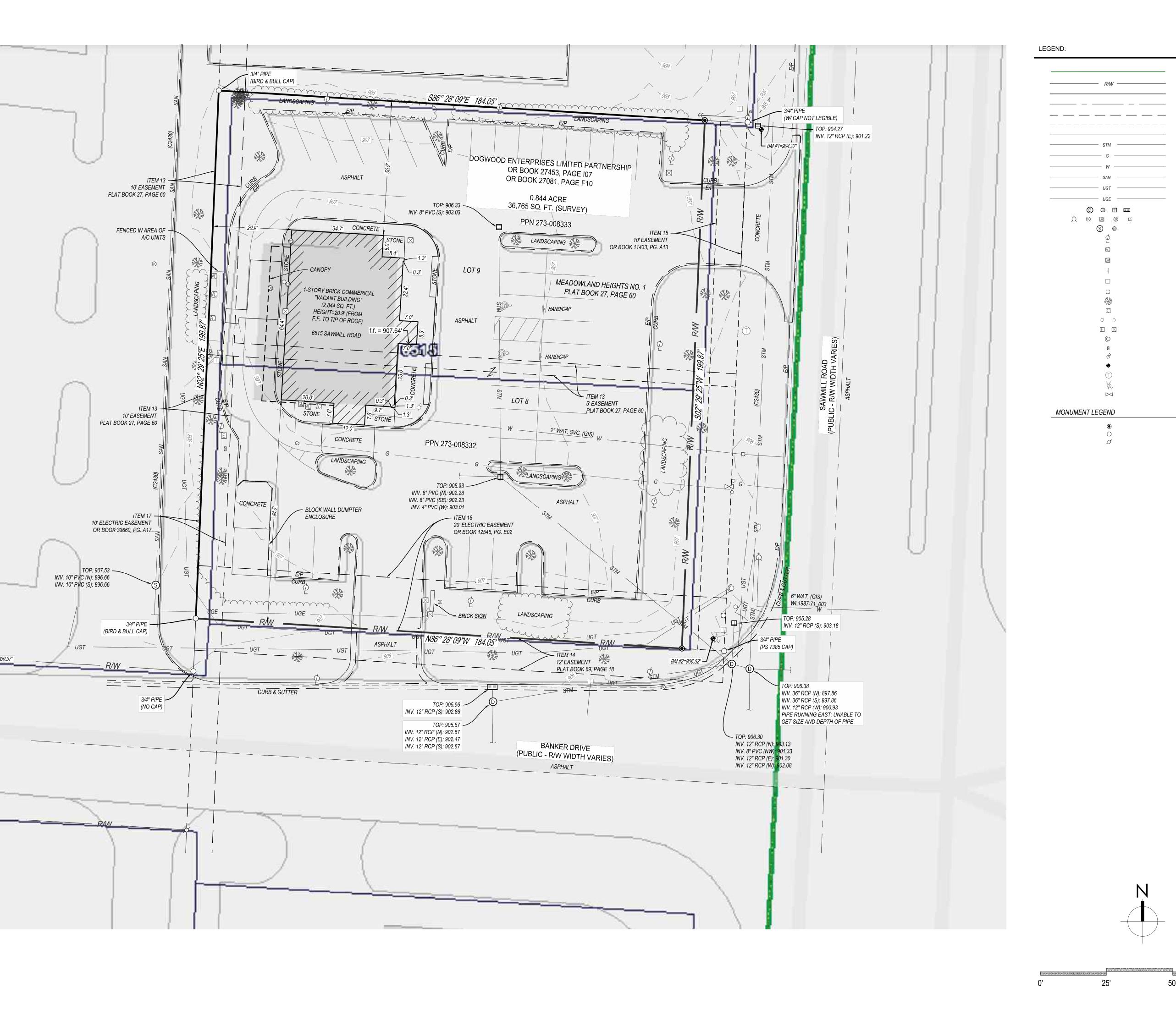
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REGIONAL CONTEXT MAP

Sheet number

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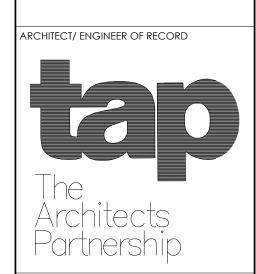
	DUBLIN'S BOUNDARY DELIMITATION LINE
R/W	EX. RIGHT OF WAY
	EX. PROPERTY LINE
	EX. CENTERLINE
	EX. EDGE OF ASPHALT
	EX. FACE OF CURB
	EX. BACK OF CURB
STM	EX. STORM SEWER
	EX. GAS LINE
G	
w	EX. WATER
SAN	EX. SANITARY SEWER
UGT	EX. UNDERGROUND COMMUNICATIONS
UGE	EX. UNDERGROUND ELECTRIC
◎ ⊕ 🖩 🖽	EX. STORM STRUCTURE
Å ⊗ ₪ w ¤	EX. WATER APPURTENANCE
S ©	EX. SANITARY APPURTENANCE
Φ	EX. LIGHT POLE
AC)	EX. AC UNIT
CM	EX. GAS METER
q	EX. MISC. SIGNAGE
	EX. TELEPHONE PEDESTAL
E3	EX. TRAFFIC CONTROL HANDHOLE
*	EX. TREE
	EX. CABLE TV PEDESTAL
0 0	EX. POST OR BOLLARD
E 🛛	EX. ELECTRIC BOX
©	EX. GUY POLE
	EX. ELECTRIC TRANSFORMER
\$	EX. FLAG POLE
•	SET BENCHMARK
	EX. TELEPHONE MANHOLE
Q	EX. TELEPHONE AND LIGHT POLE
\bowtie	EX. GAS VALVE

5/8" REBAR SET WITH YELLOW "CESO" CAP

IRON PIPE OR REBAR FOUND

MAG NAIL FOUND

RETAIL BANKING CENTER 6515 SAWMILL RD. DUBLIN, OH 43017



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		311110
	CON	DITIONS

PLAN SHEET NUMBER

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CITY OF DUBLIN ZONING CODE: Chapter 153 of the Dublin Code of Ordinances - July 2019

CURRENT ZONING: Bridge Street District - Sawmill Center Neighborhood

LOT AREA: .84 AC

LOT CONSOLIDATION: REQUIRED (COMPLETED)

GROSS BUILDING AREA: 4,113 S.F. - OCCUPATION OF CORNER REQUIRED & FRONTAGE PROPERTY LINE COVERAGE 45% min

BANK PERMITTED: YES

DRIVE-THRU USE PERMITTED: CONDITIONAL

CONDITIONAL USE PERMIT: REQUIRED

ADDITIONAL ALI COORDINATION

PERMITTED: City of Columbus - Pedestrian Connectivity (crosswalk striping) (Apron Modifications)

AGE
SITE DATA
FAR: 0.
LANDSCAPE AREA: 115
PAVING (S.F.): 211
PARKING PER 1000: 8.

FAÇADE DIVISIONS

VERTICAL INCREMENTS: No greater than 45' STREET FRONTAGE FRONT PROPERTY LINE COVERAGE: 45% min FRONT REQUIRED BUILDING ZONE: 5' - 25' REQUIRED CHANGE IN ROOF None PLANE OR TYPE: EQUIRED BUILDING ZONE: patio or streetscape LOADING ZONE BUILDING SETBACKS
FRONT YARD - SAWMILL RD. Not required for <5,000 S.F. **OPEN SPACE** PROPOSED: 5'-0" approved street types(nodes), wi FRONT YARD - BANKER DR. pedestrian and bicycle moveme in the street design. PROPOSED: 21'-0" min 300 S.F. max 1,200S.F. INTERIOR SIDE YARD - NORTH REQUIRED PATH OF TRAVEL: Required from open space to ma REQUIRED: 5'-0" min Path of travel from open space to PROPOSED: 90'-7" REQUIRED SETBACK: PROPOSED SETBACK: REQUIRED LOCATION: Within 600' main entrance INTERIOR SIDE YARD - WEST REQUIRED: 5' min PROPOSED: 135'-0" LANDSCAPE/PARKING SETBACKS FRONT YARD - SAWMILL RD. Other types may be permitted wi REQUIRE: TBD by AHJ PROPOSED: 14'-5" FRONT YARD - BANKER RD. REQUIRED: TBD by AHJ principal frontage streets, and/or adjacent to an open space type INTERIOR SIDE YARD - NORTH NTERIOR SIDE YARD - WEST PROPOSED TOWER: Yes, interior and frontage REQUIRED: TBD by AHJ SIDE & REAR YARD - NO FRONTAG FAÇADE REQUIREMENTS
REQUIRED: 50% min visible lig transmittance façade not facing AHJ WILL REQUIRE MODIFICATION Apron Modifications may require 65% min visible light transmittance façade facing st No more than 30% shall be blank or windowless -Min number of entrances:1/75 .PPROVED MATERIALS: Stone, brick & glass frontage street façade Primary Materials: Brick, Cast Sto Secondary Materials: Composite 2 façades (rear and interior sid with 50% min visible light transmittance 2 façades (front and side) with SITE LIGHTING 65% min visible light 4 façades with less than 30% bla or windowless

SCREENING/LANDSCAPE	/ WALLS	PARI	KING PLAN INFORMATION
LANDSCAPE FRONT YARD	0: 4' max height	PARKING COUNT DATA	
LANDSCAPE SIDE YARD :	4' max height	PARKING:	1/250 SF + 1/employee
LANDSCAPE REAR YARD:	4' max height	PARKING REQUIRED:	29
PROHIBITED MATERIALS:	Chain links, vinyl, EIFS unfinished and non	PARKING PROPOSED:	30
	decorative CMI. High quality synthetic	REQUIRED LOCATION:	SIDE & REAR YARD
	materials may be approved with the Final	PROPOSED LOCATION:	SIDE & REAR YARD
	Development Plan		
		REQUIRED SIZE:	9' X 19'
VEGETATIVE SCREENING	Min. planting bed width 42"	PROPOSED SIZE:	9' X 19'
	When access lanes are facing a non		
	principal frontage street, a street wall of		
	min 3' height shall be placed between the	REQUIRED DRIVING AISL	.E: 22'
DRIVE-THRU	: lanes and street		
		PROPOSED DRIVING AIS	LE 22'
PEDESTRIAN CONNECTIV	<u>'ITY</u>		
PEDESTRIAN FACILITIES:	To be provided along both roadway		
	frontages, including a curb ramp and		
	crosswalk markings to complete the	BICYCLE PARKING DATA	<u>.</u>
	crossing on the west leg of the	REQUIRED:	
	intersection		
			Corner lots parking spaces on be
			frontages
	MASTER SIGN PLAN	PROPOSED:	2
<u>SIGNAGE</u>			
REQUIRED:	1 ground sign per street frontage - not	DRIVE-THRU	
	exceed 2 (1/2 SF./ lineal foot of building	REQUIRED STACKING:	8
	wall width -max 80 SF)	PROPOSED STACKING:	4
	Preferably unique wall signs	SPECIAL REQUIREMENT:	Drive- thru shall not be visible f
	Brandbook for review	1	

PROPOSED HEIGHT:

REQUIRED FINISH COLOR: TBD by AHJ

Entrances: 3

CONDITIONAL USE
Drive-thru



SAWMILL RELO
RETAIL BANKING CENTER
6515 SAWMILL RD.
DUBLIN, OH 43017

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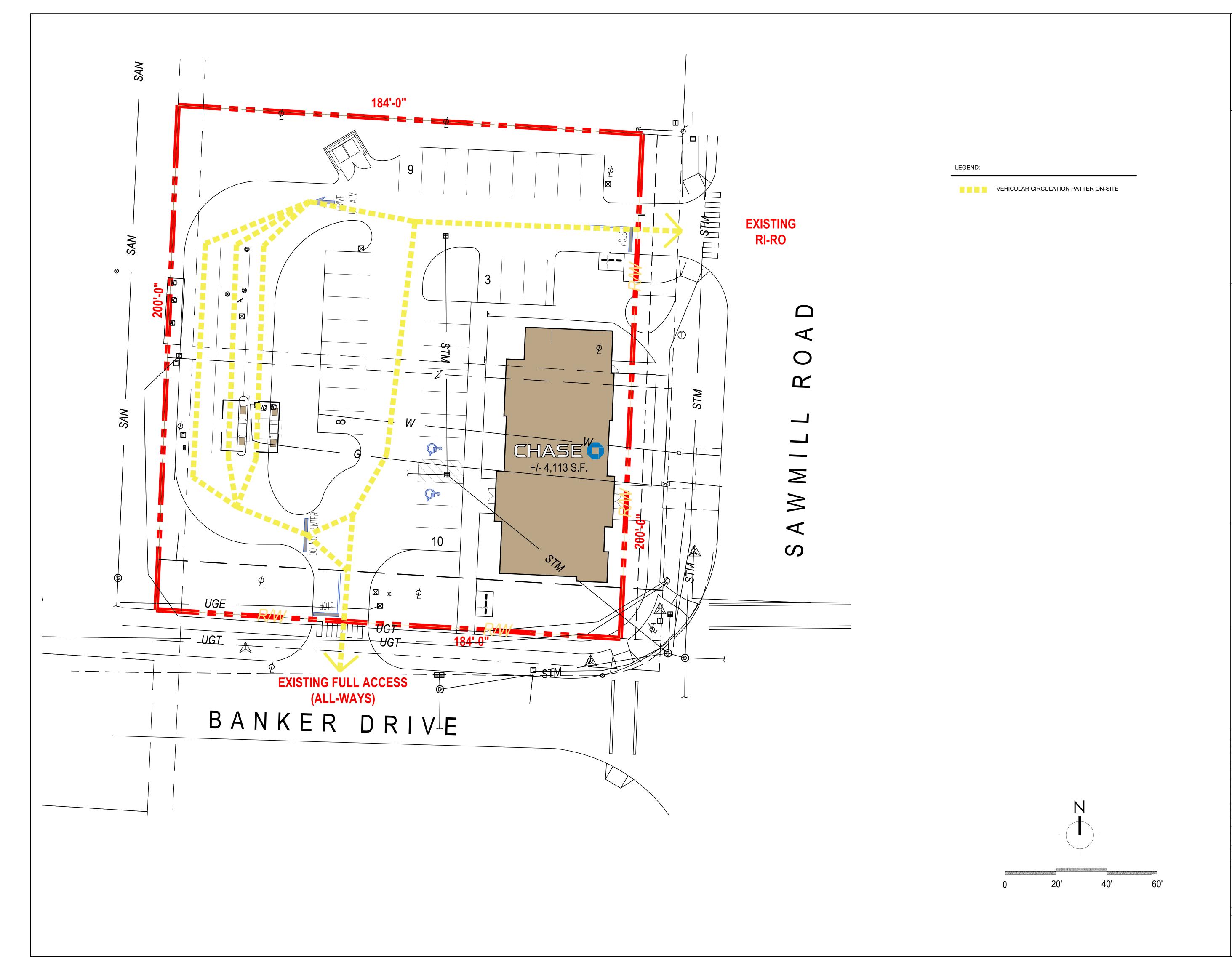
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CONCEPT PLAN

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SAVVINILL RELO
RETAIL BANKING CENTER
6515 SAWMILL RD.
DUBLIN, OH 43017

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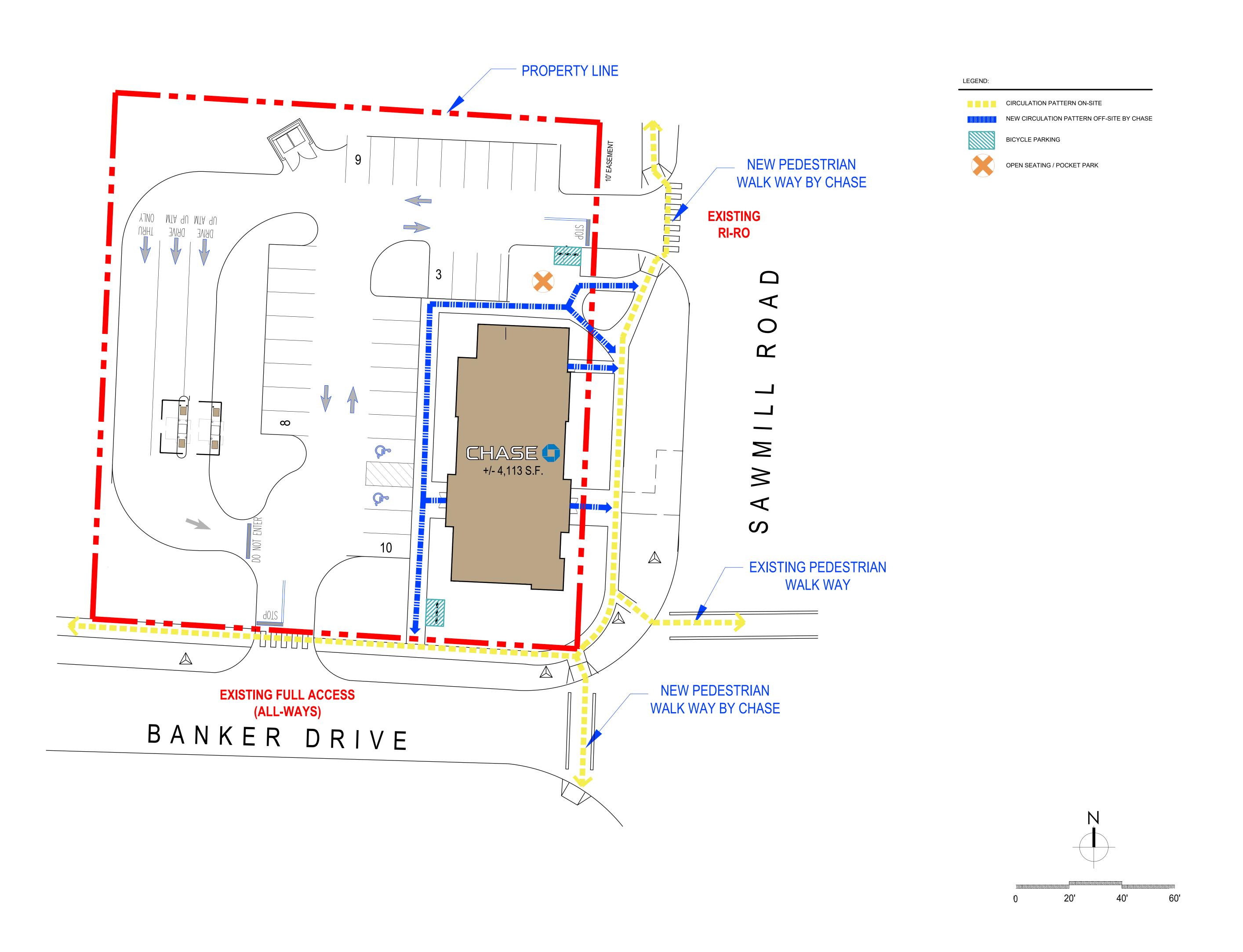
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VEHICLES
CIRCULATION
PATTERN

A1.2





SAVVINILL RELO
RETAIL BANKING CENTER
6515 SAWMILL RD.
DUBLIN, OH 43017

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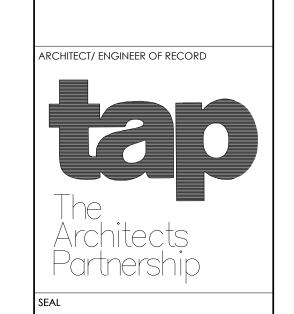
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PEDESTRIAN CIRCULATION PATTERN

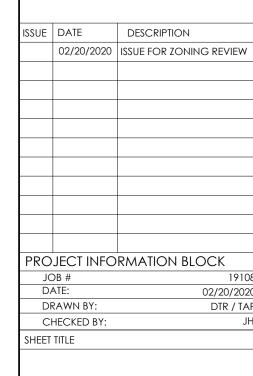
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O B S T L

SAWMILL KELU TAIL BANKING CENTER 6515 SAWMILL RD.



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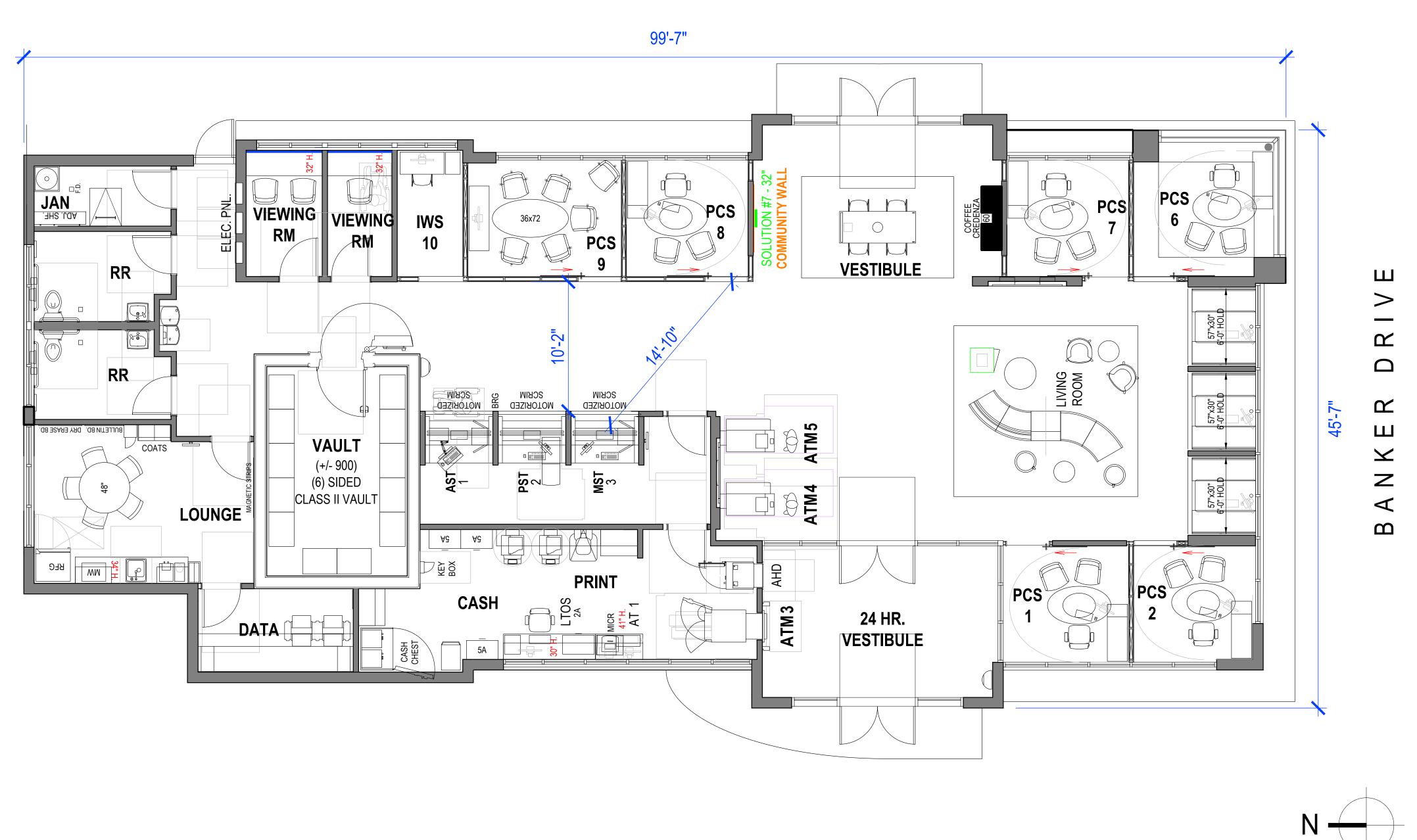


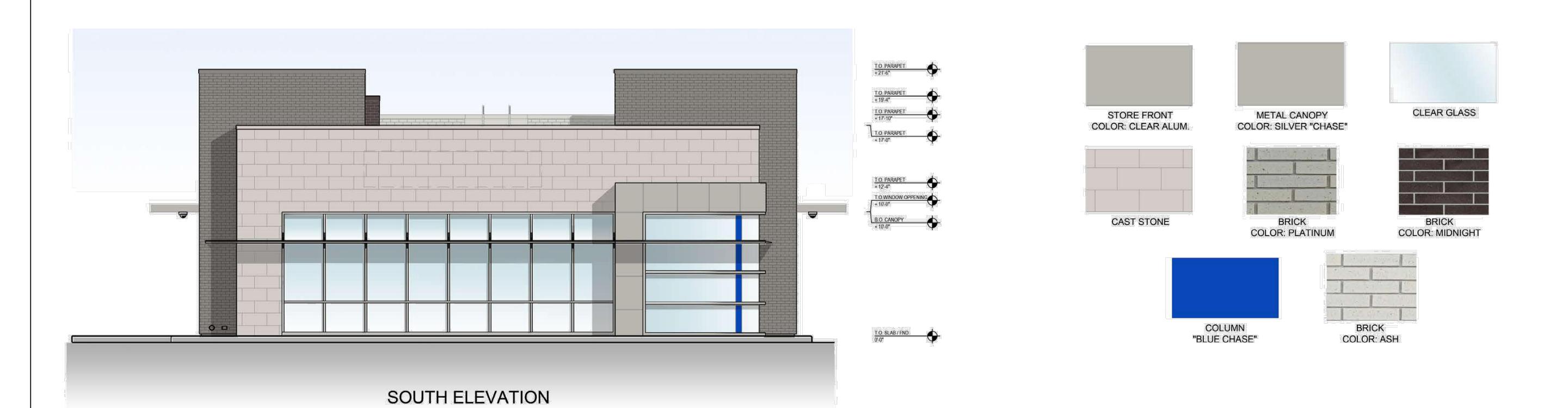
FLOOR PLAN

SHEET NUMBER

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SAWMILL ROAD







THASE (

SAWMILL RELO
RETAIL BANKING CENTER
6515 SAWMILL RD.
DUBLIN, OH 43017

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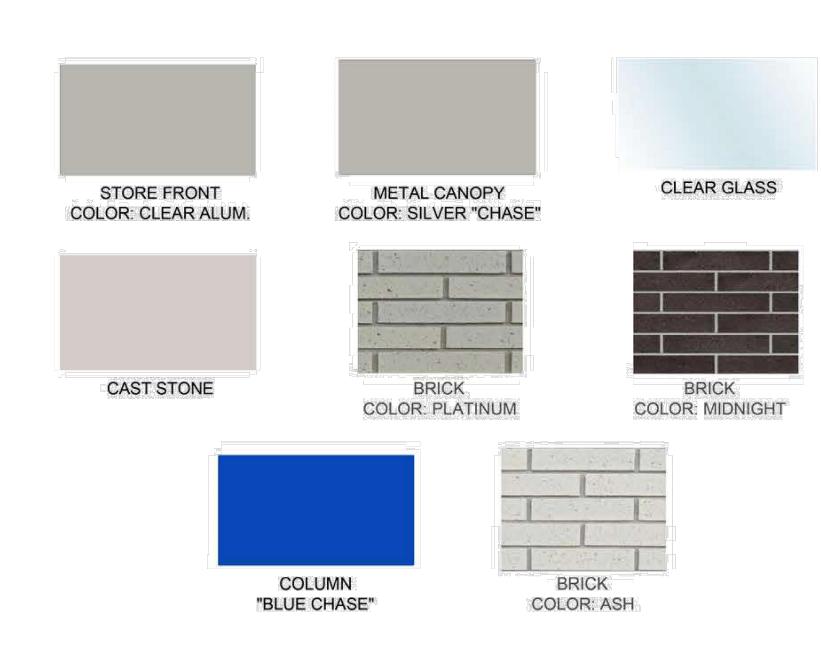
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EXTERIOR
ELEVATIONS:
SOUTH & EAST

A3.1







CHASE (

SAWMILL RELO
RETAIL BANKING CENTER
6515 SAWMILL RD.
DUBLIN, OH 43017

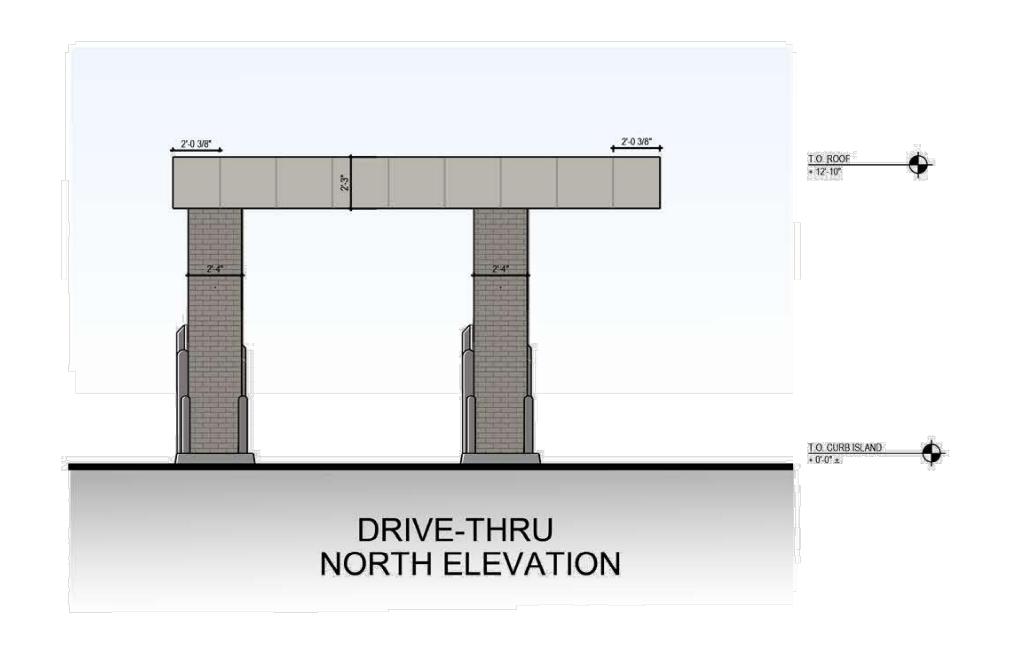
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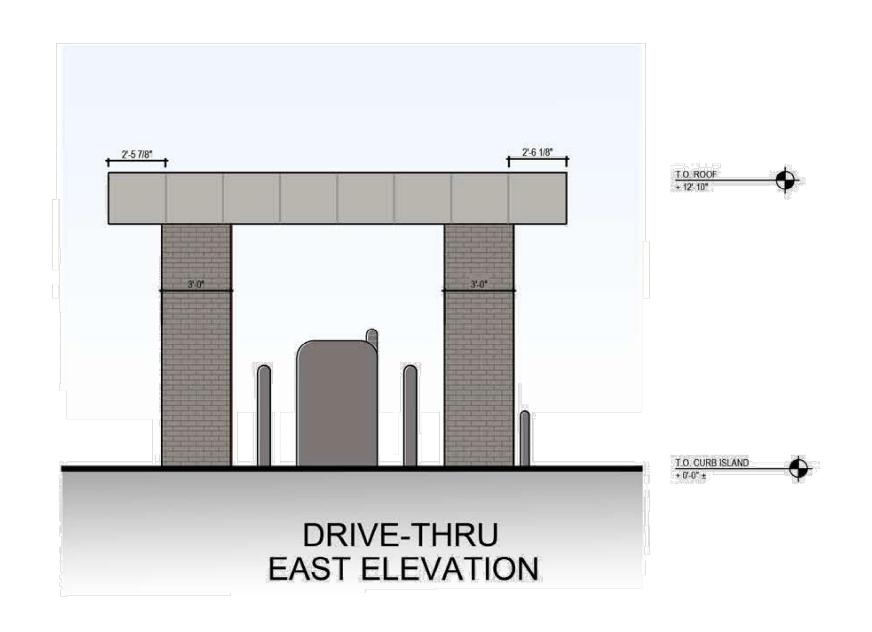
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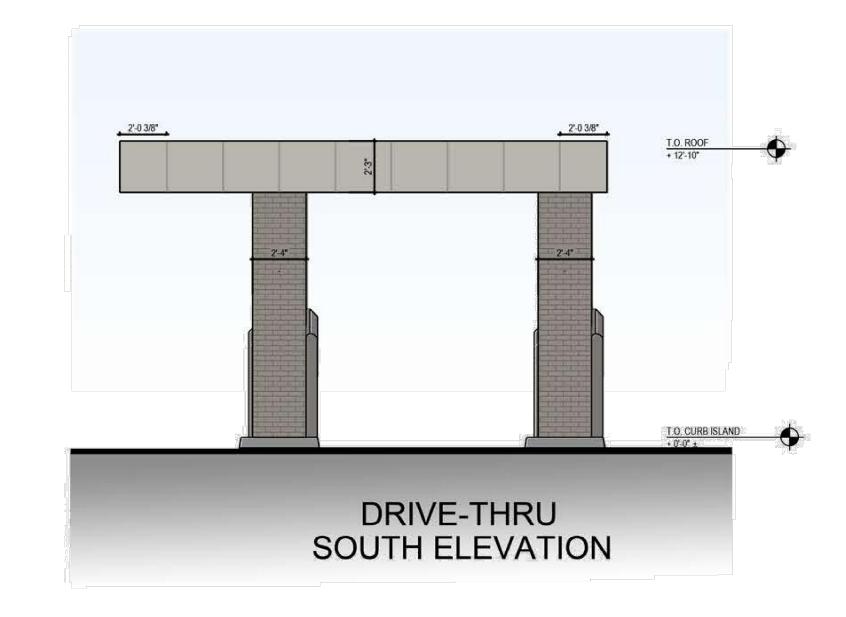
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SHEET	TITLE			
EXTERIOR				

EXTERIOR
ELEVATIONS:
NORTH & WEST

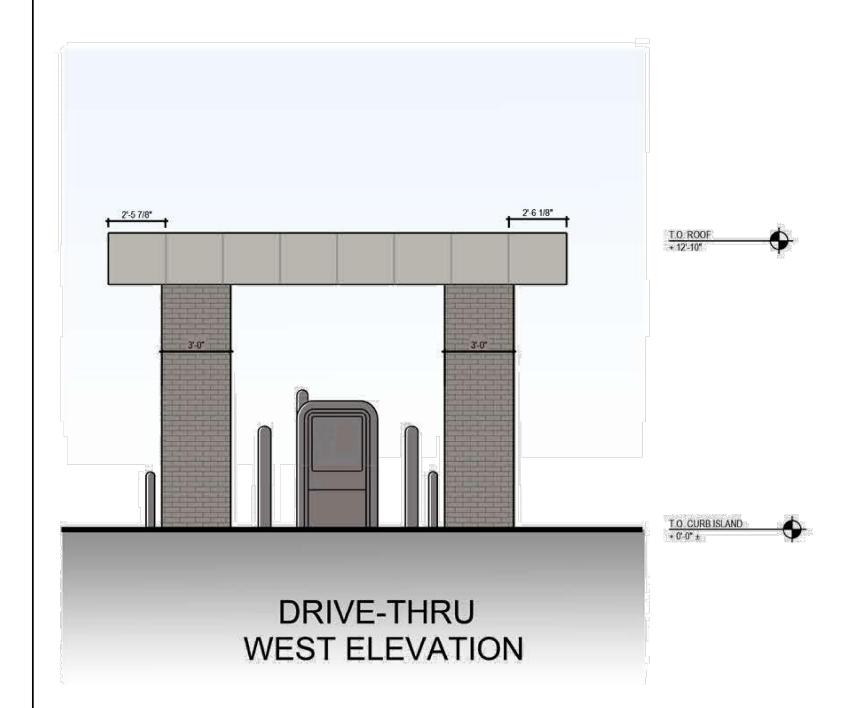
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SCALE: | | | = 1'











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EXTERIOR ELEVATIONS: DRIVE-THRU

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ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN 6515 SAWMILL ROAD

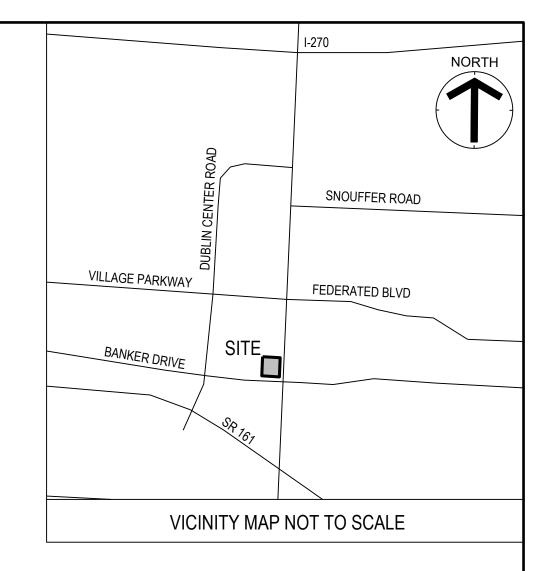


EXHIBIT A - PROPERTY DESCRIPTION:

BASED UPON TITLE COMMITMENT FILE NO: NCS-979517-CHI2, FIRST AMERICAN TITLE INSURANCE COMPANY; EFFECTIVE DATE: SEPTEMBER 19, 2019 AT 6:00 AM

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE TOWNSHIP OF PERRY AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOTS NUMBER EIGHT (8) AND NINE (9) OF MEADOWLAND HEIGHTS NO. 1 AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 27, PAGE 60, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, TOGETHER WITH ALL EASEMENTS, PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING.

EXCEPTING THEREFROM:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, ALSO BEING IN QUARTER TOWNSHIP 3, TOWNSHIP 2 NORTH, RANGE 19 WEST, AND BEING PART OF LOT 8 AND LOT 9 AS SHOWN AND DELINEATED IN A PLAT OF RECORD OF MEADOWLAND HEIGHTS NO. 1, PLAT BOOK 27, PAGE 60, ALL RECORDS AT THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND SAID 0.073 ACRE PARCEL BEING BOUNDED AND DESCRIBED IN PARTICULAR. AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST LINE OF SAWMILL ROAD MARKING THE SOUTHEASTERLY CORNER OF SAID ORIGINAL LOT 8, SAID IRON PIN ALSO MARKING THE NORTHEASTERLY CORNER OF THE RIGHT-OF-WAY LINE OF BANKER DRIVE AS SHOWN AND DELINEATED IN A PLAT OF RECORD OF DUBLIN CITY CENTER IN PLAT BOOK 69, PAGE 18;

THENCE NORTH 86°26'50" WEST, 16.00 FEET WITH THE SOUTH LINE OF SAID ORIGINAL, LOT 8, SAID LINE ALSO BEING THE NORTH LINE OF SAID BANKER DRIVE TO A POINT IN SAID LINE:

THENCE NORTH 2°31'52" EAST, 200.00 FEET OVER AND ACROSS SAID LOT 8 AND LOT 9 WITH A LINE PARALLEL TO AND 16.00 FEET FROM, AS MEASURED AT RIGHT ANGLES, THE WEST LINE OF SAID SAWMILL ROAD, TO A POINT IN THE NORTH LINE OF SAID LOT 9;

THENCE SOUTH 86°26'50" EAST, 16.00 FEET WITH THE NORTH LINE OF SAID ORIGINAL LOT 9 TO A IRON PIN MARKING THE NORTHEAST CORNER OF SAID LOT 9, SAID IRON PIN BEING IN THE WEST LINE OF SAID SAWMILL ROAD;

THENCE SOUTH 2°31'52" WEST, 200.00 FEET WITH THE EAST LINE OF SAID ORIGINAL LOT 9 AND LOT 8, SAID LINE ALSO BEING THE WEST LINE OF SAID SAWMILL ROAD TO THE POINT OF BEGINNING, CONTAINING 0.073 ACRE OF LAND.

THE BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE SAME MERIDIAN AS DUBLIN CITY CENTER IN PLAT BOOK 69, PAGE 18. A PLAT OF SURVEY IS ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

THIS DESCRIPTION AND THE PLAT OF SURVEY WERE PREPARED BY POMEROY AND ASSOCIATES, INC., CONSULTING ENGINEERS AND SURVEYORS, WORTHINGTON, OHIO, FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN JANUARY 1995, AND FROM AVAILABLE RECORDS, UNDER THE DIRECT SUPERVISION OF CHRIS Y. SCHEERES, OHIO REGISTERED PROFESSIONAL SURVEYOR NUMBER 7385.

SCHEDULE B - SECTION II:

BASED UPON TITLE COMMITMENT FILE NO: NCS-979517-CHI2, FIRST AMERICAN TITLE INSURANCE COMPANY; EFFECTIVE DATE: SEPTEMBER 19, 2019 AT 6:00 AM

ITEMS 1-10 AND 20-25 ARE NOT SURVEY RELATED.

- 11. EASEMENT(S) DISCLOSED BY DOCUMENT RECORDED FEBRUARY 8, 1927 IN/AS MISC VOLUME 28, PAGE 409 OF FRANKLIN COUNTY RECORDS. IS NOT LOCATED ON SUBJECT PARCEL
- 12. EASEMENT(S) DISCLOSED BY DOCUMENT RECORDED FEBRUARY 8, 1927 IN/AS MISC VOLUME 28, PAGE 411 OF FRANKLIN COUNTY RECORDS. IS NOT LOCATED ON SUBJECT PARCEL
- 13. MATTERS DISCLOSED IN THE PLAT RECORDED ON DECEMBER 27, 1955, IN PLAT BOOK 27, PAGE 60 OF FRANKLIN COUNTY RECORDS. IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON
- 14. MATTERS DISCLOSED IN THE PLAT RECORDED ON SEPTEMBER 30, 1988, IN PLAT BOOK 69, PAGE 18 OF FRANKLIN COUNTY RECORDS.

 IS ADJACENT TO SUBJECT PARCEL AS SHOWN HEREON
- 15. EASEMENT(S) DISCLOSED BY DOCUMENT RECORDED APRIL 14, 1988 IN/AS OR BOOK 11433, PAGE A13 OF FRANKLIN COUNTY RECORDS. IS ADJACENT TO SUBJECT PARCEL AS SHOWN HEREON
- 16. RIGHT OF WAY AND EASEMENT FROM DAVID L. FILLMORE TO COLUMBUS SOUTHERN POWER COMPANY RECORDED NOVEMBER 08, 1988 IN/AS OR BOOK 12545, PAGE E02 OF FRANKLIN COUNTY RECORDS.

 IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON
- 17. EASEMENT & RIGHT OF WAY FROM DOGWOOD ENTERPRISES LIMITED PARTNERSHIP TO COLUMBUS SOUTHERN POWER COMPANY RECORDED SEPTEMBER 15, 1995 IN/AS OR BOOK 30033, PAGE E08 OF FRANKLIN COUNTY RECORDS.

 IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON
- 18. LEASE BY AND BETWEEN DOGWOOD ENTERPRISES LIMITED PARTNERSHIP, LESSOR, AND CHICKEN SPECIALTIES GROUP, INC., LESSEE, DATED DECEMBER 31, 1994, AS EVIDENCED BY A MEMORANDUM OF LEASE FILED FOR RECORD NOVEMBER 22, 1996, IN/AS OR BOOK 33660, PAGE A17 OF FRANKLIN COUNTY RECORDS.

ASSIGNMENT OF THE CHICKEN SPECIALTIES GROUP, INC. INTEREST IN THE ABOVE LEASE TO BOSTON CHICKEN, INC., FILED FOR RECORD APRIL 18, 1997 IN/AS OR BOOK 34870, PAGE G19 OF FRANKLIN COUNTY RECORDS.

ASSIGNMENT OF THE BOSTON CHICKEN, INC. INTEREST IN THE ABOVE LEASE TO GOLDEN RESTAURANT OPERATIONS, INC., FILED FOR RECORD JUNE 27, 2000 IN/AS INSTRUMENT NO. 200006270126413 OF FRANKLIN COUNTY RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

SUBJECT PARCEL IS LOCATED WITHIN AREA DESCRIBED

SUBJECT PARCEL IS LOCATED WITHIN AREA DESCRIBED

19. AGREEMENT OF RESTRICTIVE COVENANT (RESTRICTION ON LEASEHOLD INTEREST) BY AND BETWEEN BOSTON MARKET CORPORATION, FORMERLY KNOWN AS GOLDEN RESTAURANT OPERATIONS, INC. AND MCDONALD'S CORPORATION AS DISCLOSED BY THE DOCUMENT RECORDED OCTOBER 03, 2007 IN/AS INSTRUMENT NO. 200710030173705 OF FRANKLIN COUNTY RECORDS.

SURVEYOR NOTES

- 1. ALL SET PROPERTY CORNERS ARE MARKED WITH 5/8" DIAMETER REBAR WITH A CESO CAP.
- 2. THIS PROPERTY HAS DIRECT VEHICULAR ACCESS TO SAWMILL ROAD AND BANKER DRIVE, BOTH STREETS ARE DEDICATED PUBLIC RIGHT-OF-WAYS.
- 3. THERE WAS NO EVIDENCE OF EARTH MOVING ACTIVITIES AT THE TIME OF SURVEY ON THE SUBJECT PROPERTY.
- 4. THERE WAS NO EVIDENCE OF WETLANDS ON THIS PROPERTY.
- 5. THERE ARE (2) MARKED HANDICAP PARKING SPACES AND 40 MARKED REGULAR PARKING SPACES ON THIS PROPERTY.
- 6. THERE IS (1) BUILDING ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- 7. THERE WAS NO EVIDENCE OF PARTY WALLS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- 8. THERE WAS NO EVIDENCE OF PROPOSED CHANGES TO THE STREET AT THE TIME OF SURVEY.

ZONING INFORMATION

NOT PROVIDED IN THE TITLE COMMITMENT

BASIS OF BEARING

THE BASIS OF BEARING IS BASED ON A BEARING OF SOUTH 02°29'25" WEST FOR A PORTION OF THE WEST RIGHT OF WAY LINE OF SAWMILL AS ESTABLISHED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE

VERTICAL DATUM

ELEVATIONS ARE BASED ON NAVD 88 DATUM AS ESTABLISHED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP (DATED JUNE 17, 2008), THE SUBJECT PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND WITHIN AN AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 39049C0152K.

UTILITY DISCLAIMER:

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

TO: (i) FIRST AMERICAN TITLE INSURANCE COMPANY, (ii) ENTITY TO BE DETERMINED:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 9, 2019

RUSSELL KOENIG, P.S.OHIO PS NO 8358 2800 CORPORATE EXCHANGE DRIVE, SUITE 160 COLUMBUS. OHIO 43231 ALTA/NSPS LAND TITLE SURVEY

DOGWOOD ENTERPRISES L P

6515 SAWMILL ROAD DUBLIN SCALE: N/A

DESIGN: N/A

DRAWN:

CHECKED:

JEK

DATE

DATE: JANUARY 29, 2020

CESO WWW.CESOINC.COM

SHEET NO.: 1 OF 2

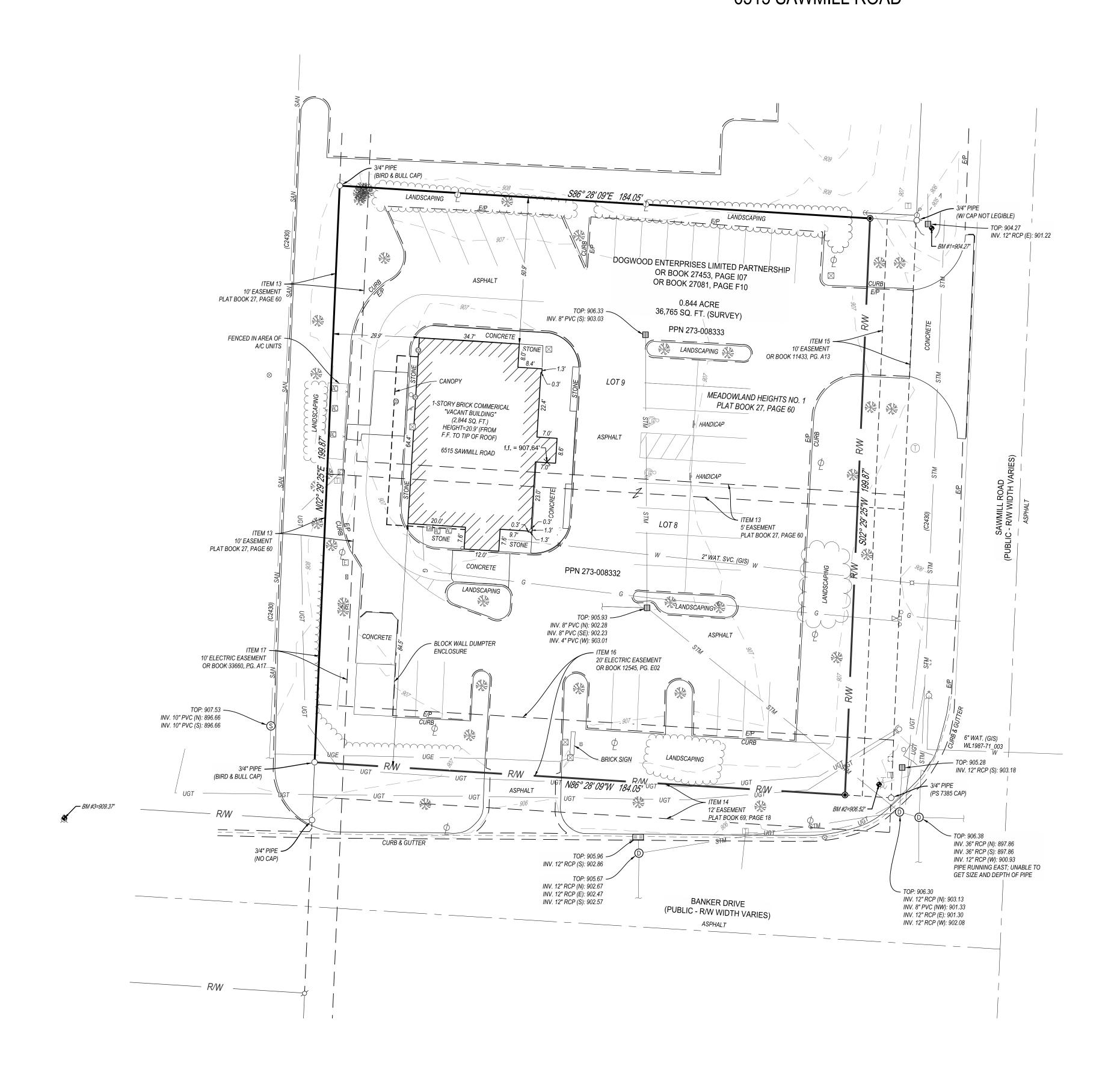
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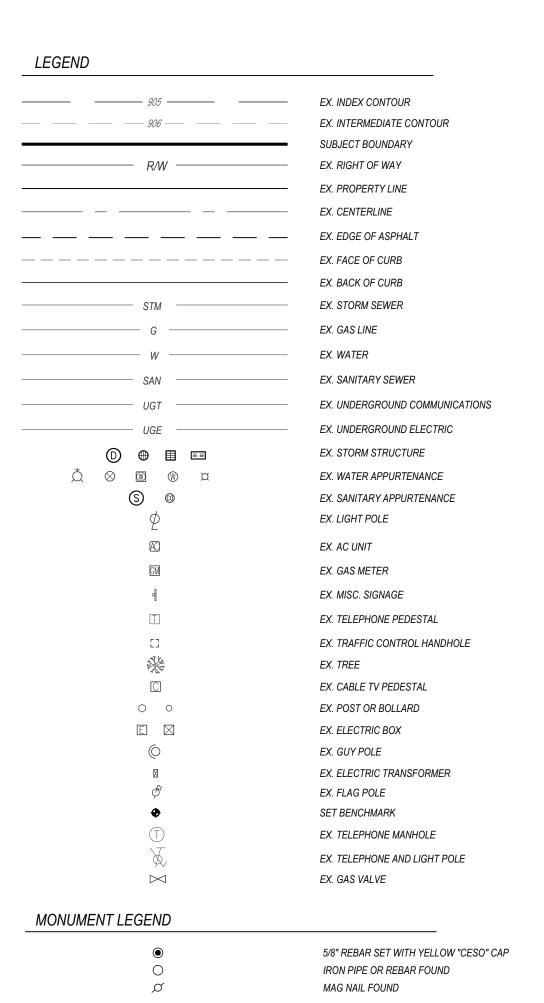
FRANKLIN COUNTY, OHIO

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ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN 6515 SAWMILL ROAD





SURVEY NOTES:

HORIZONTAL DATUM: OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83 (2011) AS ESTABLISHED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK

VERTICAL DATUM: NAVD 88; ESTABLISHED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK

BENCHMARKS (NAVD 88)

BM #1
CHISELED SQUARE ON THE SOUTHEAST CORNER OF A CATCH BASIN, 5 FEET EAST OF THE NORTHEAST CORNER OF PROJECT SITE, 11 FEET WEST OF THE WEST EDGE OF PAVEMENT OF SAWMILL ROAD ELEV = 904.27'

BM #2 CHISELED "X" ON WEST BOLT AT THE BASE OF A METAL TRAFFIC SIGNAL POLE AT THE NORTHWEST CORNER OF SAWMILL ROAD AND BANKER DRIVE

ELEV = 906.52'

GRAPHIC SCALE (IN FEET)

BM #3 CHISELED "X" ON THE NORTHEAST BOLT OF 1st FIRE HYDRANT WEST OF SAWMILL ROAD, 3 FEET NORTH OF NORTH CURB OF BANKER DRIVE

ELEV = 909.37'

