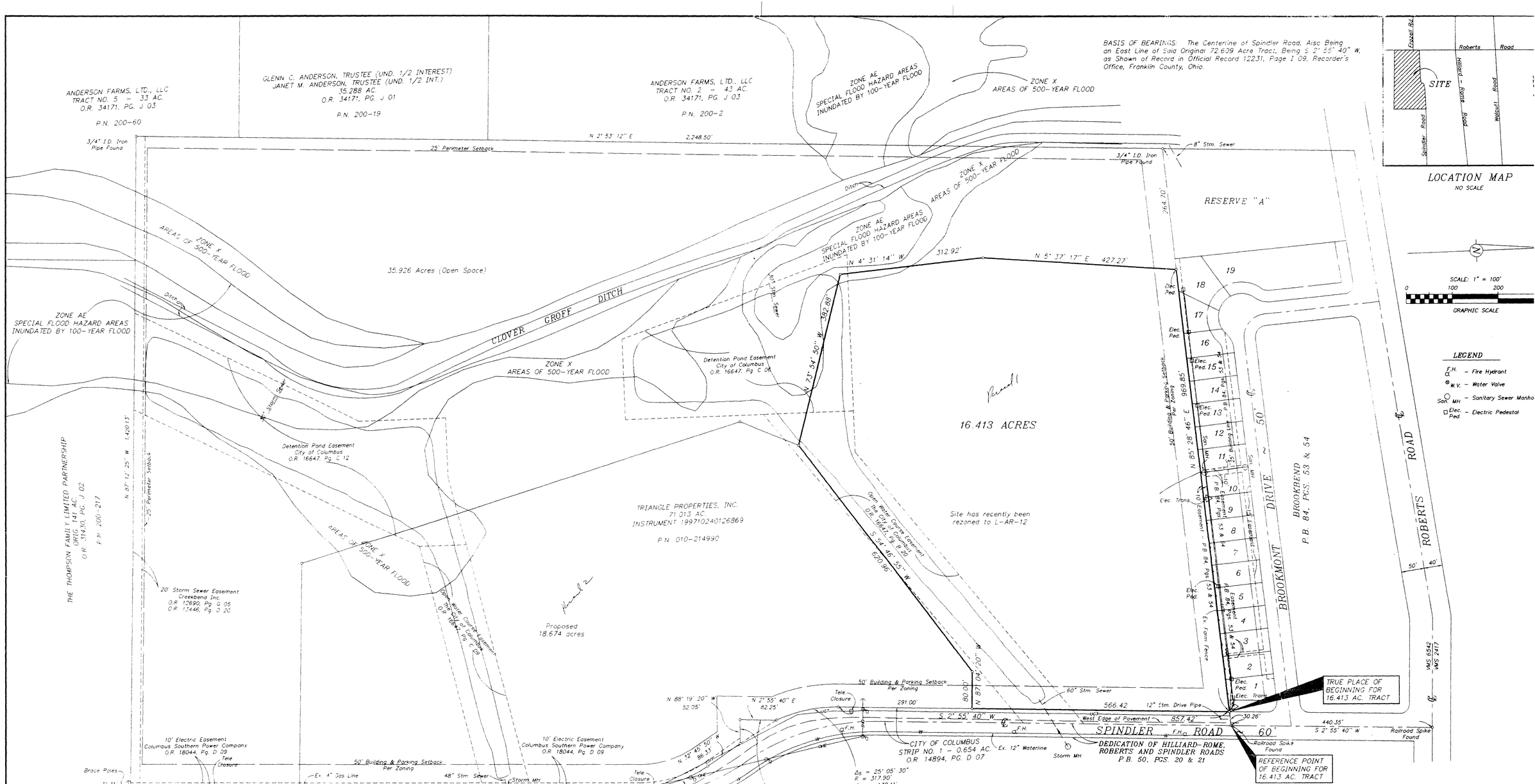
BASIS OF BEARINGS: The Centerline of Spindler Road, Also Being an East Line of Said Original 72.609 Acre Tract, Being S 2° 55' 40" W, as Shown of Record in Official Record 12231, Page I 09, Recorder's Office, Franklin County, Ohio.
ANDERSON FARMS, LTD., LLC
TRACT NO. 5 – 33 AC.
O.R. 34171, PG. J 03
P.N. 200-60
GLENN C. ANDERSON, TRUSTEE (UND. 1/2 INTEREST)
JANET M. ANDERSON, TRUSTEE (UND. 1/2 INT.)
35.288 AC.
O.R. 34171, PG. J 01
P.N. 200-19
ANDERSON FARMS, LTD., LLC
TRACT NO. 2 – 43 AC.
O.R. 34171, PG. J 03
P.N. 200-2
ZONE AE
SPECIAL FLOOD HAZARD AREAS
INUNDATED BY 100-YEAR FLOOD
ZONE X
AREAS OF 500-YEAR FLOOD
3/4" I.D. Iron Pipe Found
N 2° 53' 12" E 2,248.50'
25' Perimeter Setback
8" Stm. Sewer
RESERVE "A"
35.926 Acres (Open Space)
CLOVER GROFF DITCH
Ditch
N 4° 31' 14" W 312.92'
N 5° 37' 17" E 427.27'
N 73° 54' 50" W 392.68'
Detention Pond Easement
City of Columbus
O.R. 16647, Pg. C 06
Detention Pond Easement
City of Columbus
O.R. 16647, Pg. C 12
16.413 ACRES
Site has recently been rezoned to L-AR-12
TRIANGLE PROPERTIES, INC.
71.013 AC.
INSTRUMENT 199710240126869
P.N. 010-214990
THE THOMPSON FAMILY LIMITED PARTNERSHIP
ORIG. 141 AC.
O.R. 31430, PG. J 02
P.N. 200-217
N 87° 12' 25" W 1,420.13'
25' Perimeter Setback
20' Storm Sewer Easement
Creekbend Inc.
O.R. 12690, Pg. G 05
O.R. 13446, Pg. D 20
Proposed
18.674 acres
Open Water Course Easement
The City of Columbus
O.R. 16647, Pg. C 20
S 34° 46' 55" W 620.96'
N 87° 04' 20" W 80.00'
50' Building & Parking Setback Per Zoning
Elec. Ped.
Elec. Trans.
Ex. Farm Fence
Easement P.B. 84, Pgs. 53 & 54
Sani. MH
BROOKMONT DRIVE
P.B. 84, PGS. 53 & 54
ROBERTS ROAD
WS 6542
WS 2417
TRUE PLACE OF BEGINNING FOR 16.413 AC. TRACT
N 88° 19' 20" W 52.05'
N 2° 55' 40" E 82.25'
Tele. Closure
291.00'
S 2° 55' 40" W
566.42
12" Stm. Drive Pipe
60" Stm. Sewer
West Edge of Pavement
857.42'
30.26'
440.35'
S 2° 55' 40" W
Railroad Spike Found
SPINDLER ROAD
60'
DEDICATION OF HILLIARD-ROME, ROBERTS AND SPINDLER ROADS
P.B. 50, PGS. 20 & 21
REFERENCE POINT OF BEGINNING FOR 16.413 AC. TRACT
CITY OF COLUMBUS
STRIP NO. 1 – 0.654 AC.
O.R. 14894, PG. D 07
Ex. 12" Waterline
Storm MH
Δs = 25° 05' 30"
R = 317.90'
Chs = 138.11'
N 9° 37' 05" W
BANC OHIO NATIONAL BANK, TRUSTEE
ORIG. 51.881 AC.
O.R. 2529, PG. J 16
Δs = 34° 49' 47"
R = 257.90'
Chs = 154.37'
N 15° 20' 57" W
N 32° 40' 50" W 86.37'
10' Electric Easement
Columbus Southern Power Company
O.R. 18044, Pg. D 09
50' Building & Parking Setback Per Zoning
48" Stm. Sewer
Ex. 4" Gas Line
Brace Poles
Catch Basin
West Edge of Pavement
N 2° 03' 57" E 1,115.27'
Franklin County Monument No. 5239 Found
SPINDLER ROAD ~ 60'
CITY OF COLUMBUS
STRIP NO. 2 – 0.935 AC.
O.R. 14894, PG. D 07
Ex. R/W
Ex. 12" Waterline
Ex. 4" Gas Line
Ex. 8" Sanitary Sewer
Ex. 12" Waterline
Ditch
Storm Sewer
Storm MH
Elec. Ped.
Elec. Trans.
Sani. MH
Easement P.B. 84, Pgs. 53 & 54
Ex. Farm Fence
Elec. Ped.
Elec. Trans.
Railroad Spike Found
Franklin County Monument No. 5239 Found
Tele. Closure
Tele. Closure
Ex. 4" Gas Line
Ex. 8" Sanitary Sewer
Ex. 12" Waterline