

REFERENCES

NOTE "A" DIRECT VEHICULAR ACCESS TO NORTH HIGH STREET: Within the limits shown and specified herein, PLANNED COMMUNITIES, INC. does hereby specifically waive and release any and all rights or claims of direct vehicular access or claims thereof to the present highway improvement known as North High Street or the ultimate highway improvement to be constructed in the future and the execution of any direct vehicular access to said North High Street either for present or future construction with the exception that, within said limits, one area of direct vehicular access may be permitted, the existence, location and design of said area of access being subject to the approval of the Division of Traffic Engineering, City of Columbus, Ohio.

NOTE "B" DRAINAGE EASEMENTS: These Easements are granted for the purpose of constructing, using and maintaining a Major Storm Drainage Swale and Underground Utilities, and appurtenant works in any part of said strip including Utilities, together with the right of access to said Storm Drainage and Underground Swale. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the Drainage and Underground Utility Easement as delineated on this plan.

NOTE "C": These setbacks and landscape buffers shown herein are requirements of City of Columbus, Ohio, Zoning Ordinance No. 497-85 passed March 16, 1985.

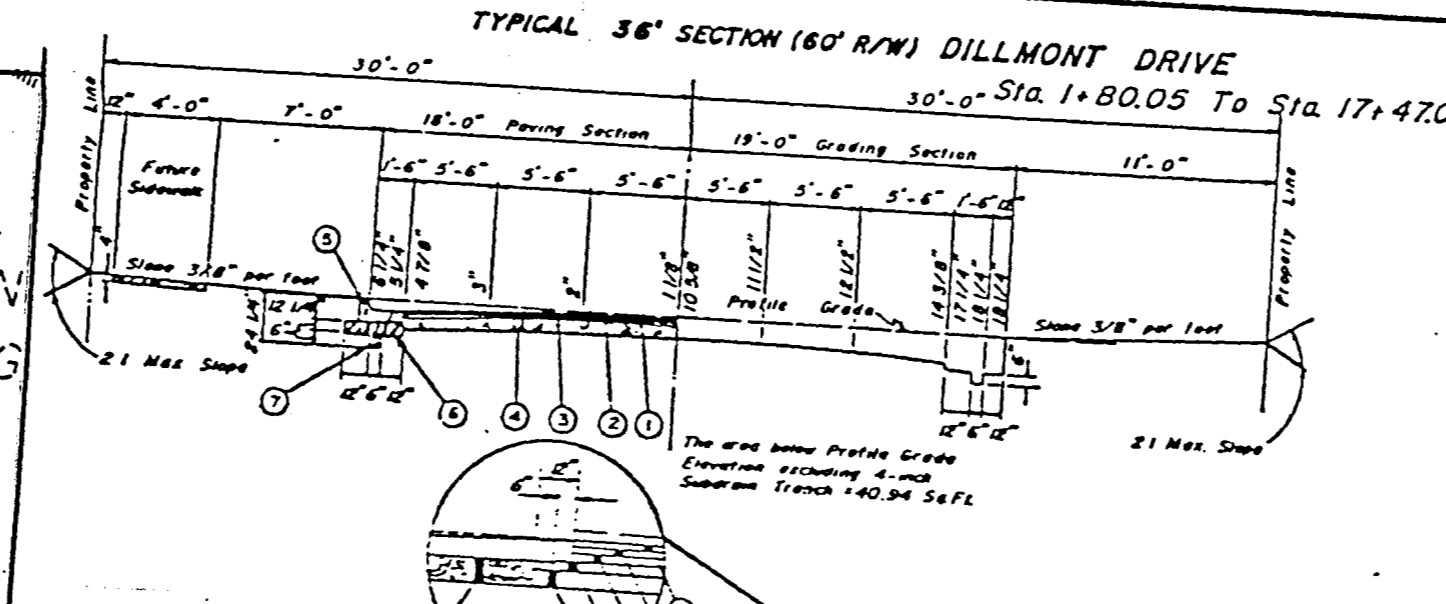
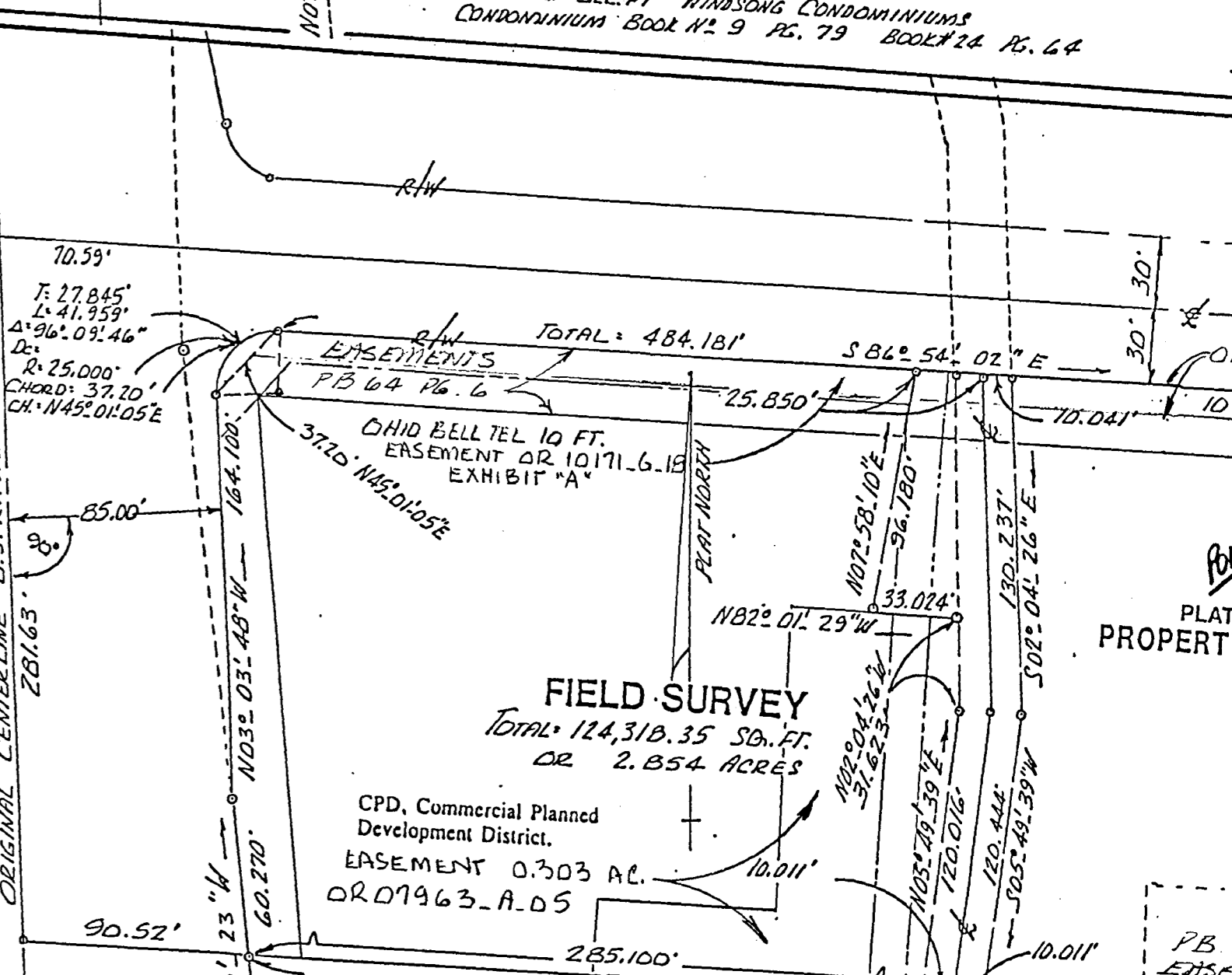
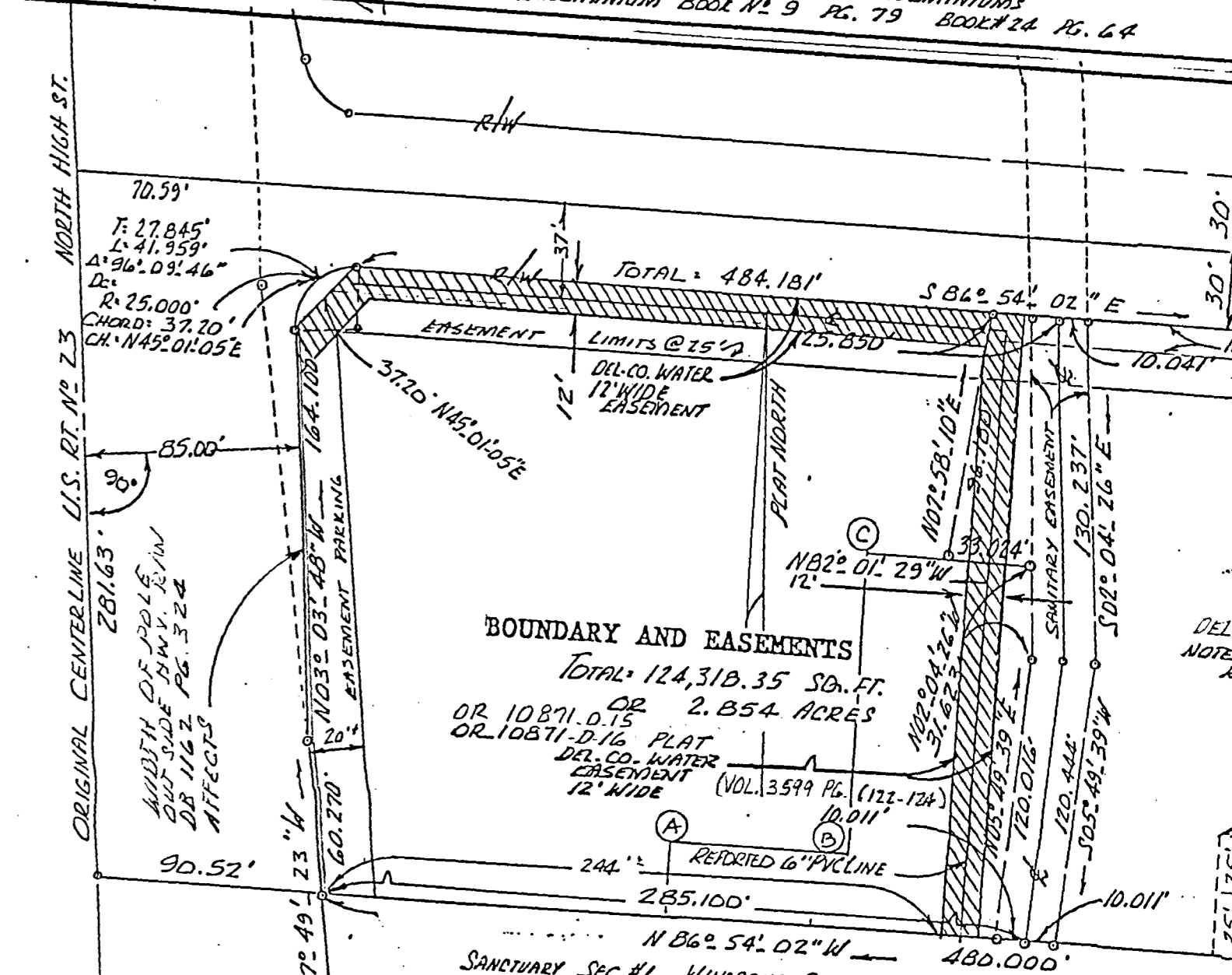
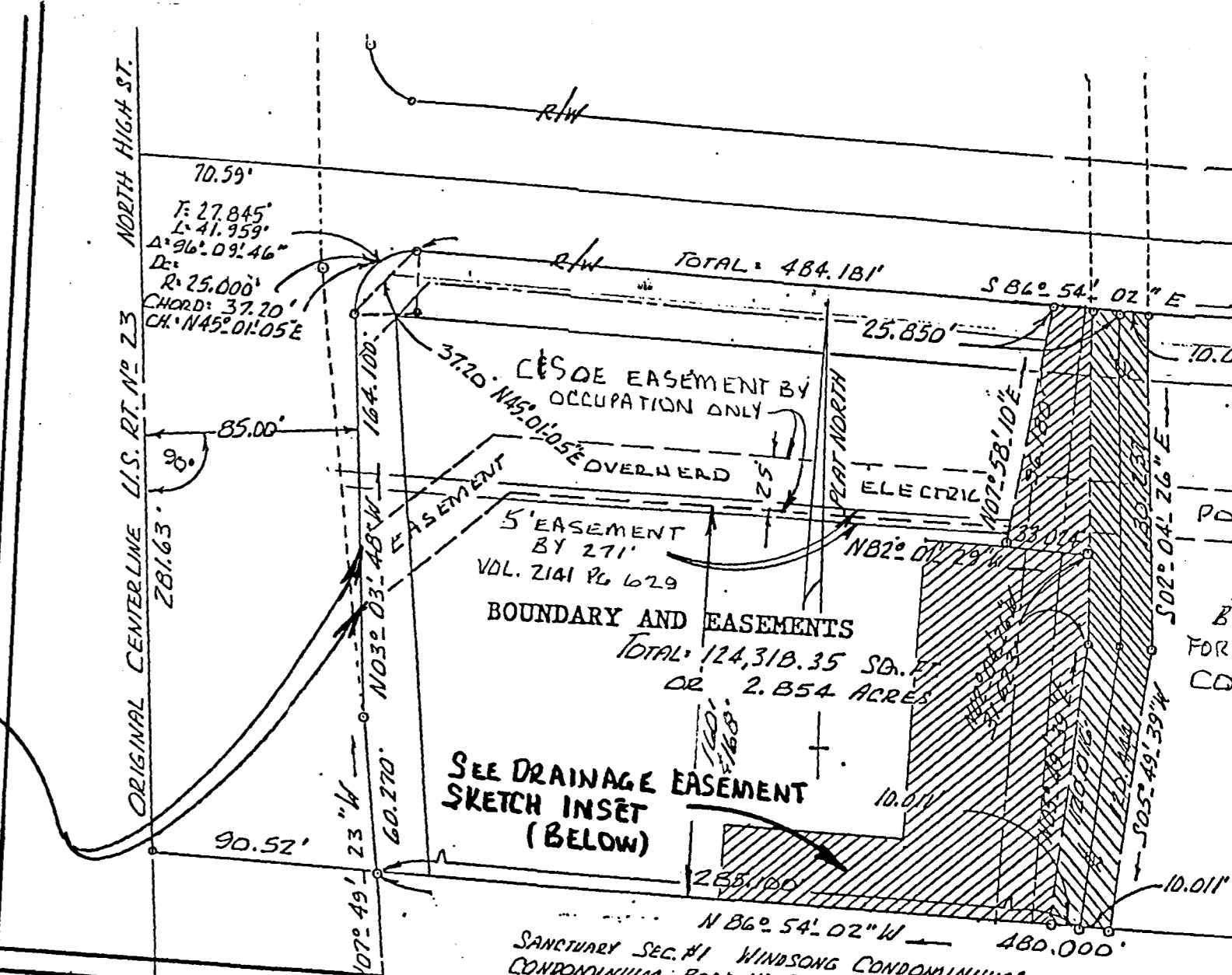
BASIS OF BEARINGS: Bearings shown hereon are Grid North, determined by solar observation converted to grid using tape correction of 0° 00' 02" and mapping angle of 0° 19' 45".

SOURCE OF DATA: Records referenced in the plan and text of this plat.

IRON PINS: Where indicated, unless otherwise noted, are to be set and are three-eighths (3/8) inch I.D., thirty (30) inches long with a plastic plug placed in the top bearing the initials E.M.H.T. INC.

PERMANENT MARKERS: Where indicated, unless otherwise noted, are to be set and are one (1) inch I.D., thirty (30) inches long, buried one (1) foot in depth with a plastic plug placed in the top bearing the initials E.M.H.T. INC.

NOTE: THE EXISTING 25' WIDE STRIP WHICH DOES ENCOMPASS AND CENTER ON EXISTING ELECTRICAL POLES IS PLOTTED BY LINES OF OCCUPATION RATHER THAN BY RELEASED EASEMENT. REPORTED BY THE PRESENT 5' FT. WIDE C.S.D.E. EASEMENT IS IN THE PROCESS OF BEING RELEASED ONCE THE SERVICE IS REMOVED.



- 1 1/4" Hot-mix, Hot-lane Asphalt Concrete, Item 404 (88-100)
- 1 1/4" Hot-mix, Hot-lane Asphalt Concrete, Item 404 (88-100)
- Bituminous Tack Coat, Item 407 Bituminous Material TACK, RC-70 or RC-250 or TACK, RS-1, RS-2 or RS-3, applied @ 1 Gal. per 54.16, and cover consisting of graded gravel or limestone size #10.
- 2" Portland Cement Concrete Base-Subbase, Item 304.
- City of Columbus Standard Combined Curb and Gutter 10R3 Dr. A, Item 602.
- M&B or BEST Asphalt.
- 4" Sandstone, Item 605.
- 1 1/2" Hot-mix, Hot-lane Asphalt Concrete, Item 404
- 1 1/2" Hot-mix, Hot-lane Asphalt Concrete, Item 404
- 3" Bituminous Aggregate Base, Item 304
- 3" Bituminous Aggregate Base, Item 304
- 4" Crushed Aggregate Base, Item 304
- 4" Aggregate Base, Item 304
- 4" Aggregate Base, Item 304
- Grading and Maching, Item 625
- 5" Hot-mix, Hot-lane Asphalt Concrete, Item 404

Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 2, Range 18, United States Military Lands and being a part of the original 12.698-acre tract conveyed to Sanctuary Associates by deed of record in O.R. 8380D13 records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at the point of centerline intersection of Lazelle Road East being 80.00 feet in width and Dillmont Drive being 60.00 feet in width) as delineated upon the plat of Lazelle Road East, North High Street and Dillmont Drive Dedication and Easements as shown of record in Plat Book 64, Page 6;

Thence the following two (2) courses and distances along the said centerline of Dillmont Drive:

1. Thence S 24° 02' 05" E, a distance of 173.00 feet to a point of tangency;
2. Thence with a curve to the right having a radius of 340.00', a central angle of 39° 24' 39" the chord to which bears S 04° 19' 45" E, a chord distance of 229.29' to a point;

Thence S 74° 37' 26" E, a distance of 30.00' radially from said curve to a point in easterly right-of-way line of Dillmont Drive and being the northwesterly corner of the said 4.242-acre tract conveyed to PJF Investments by deed of record in O.R. 13744A17;

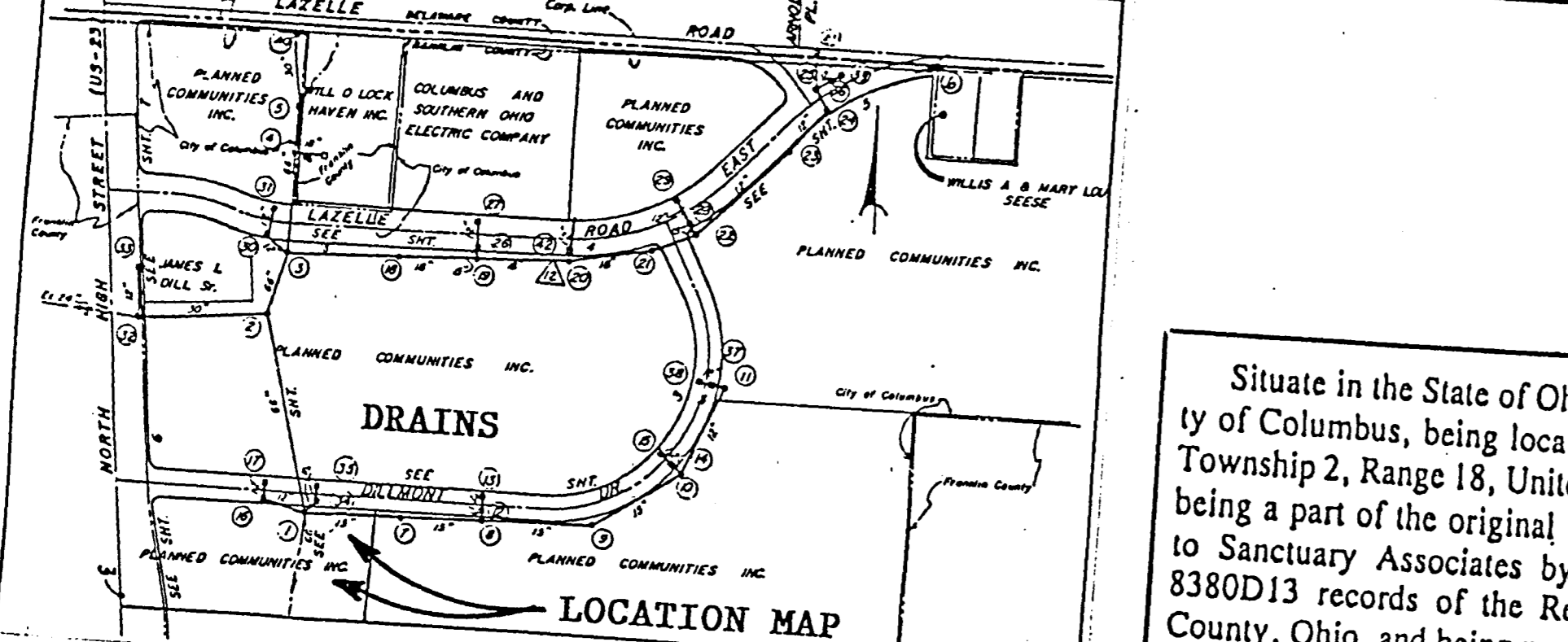
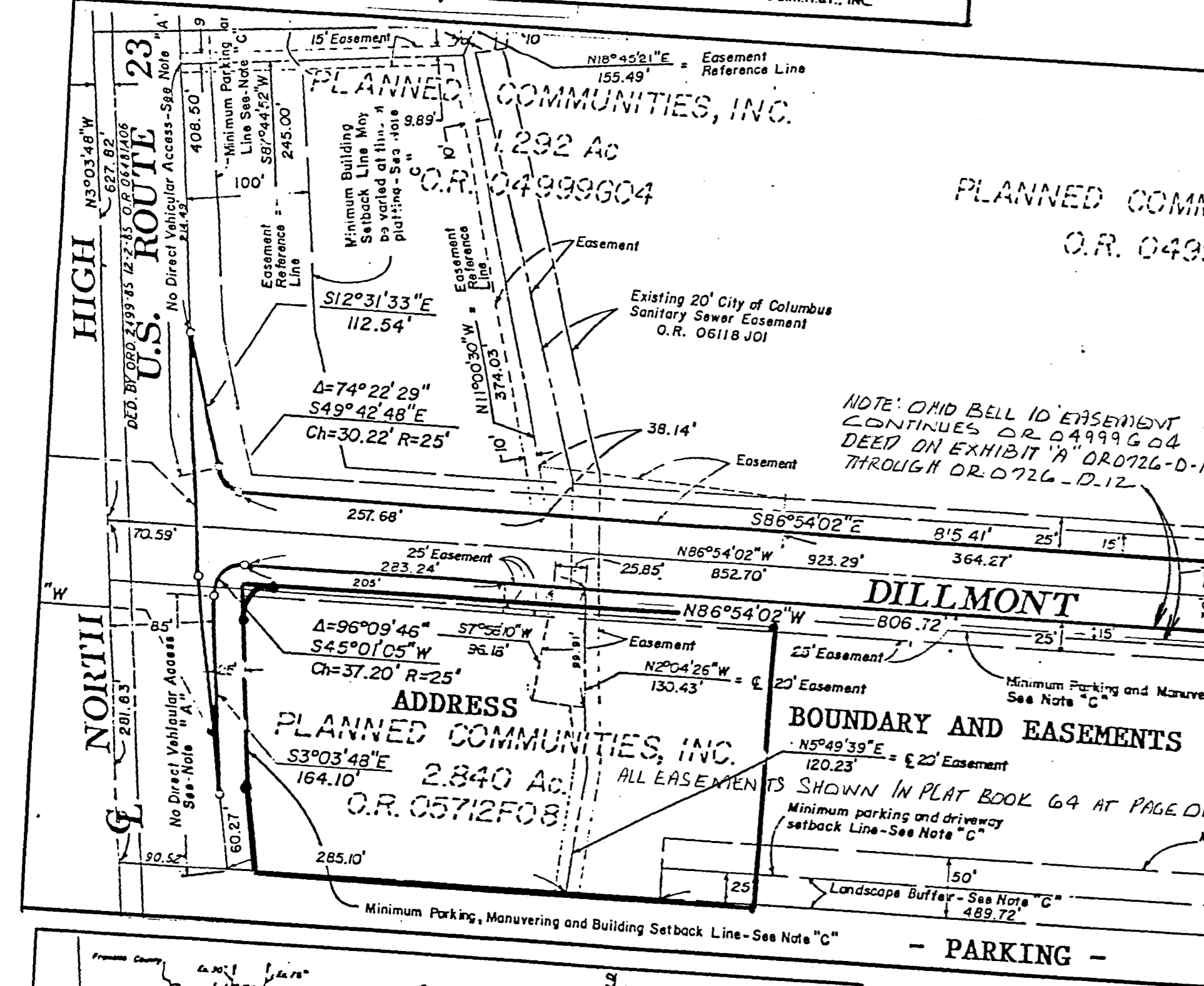
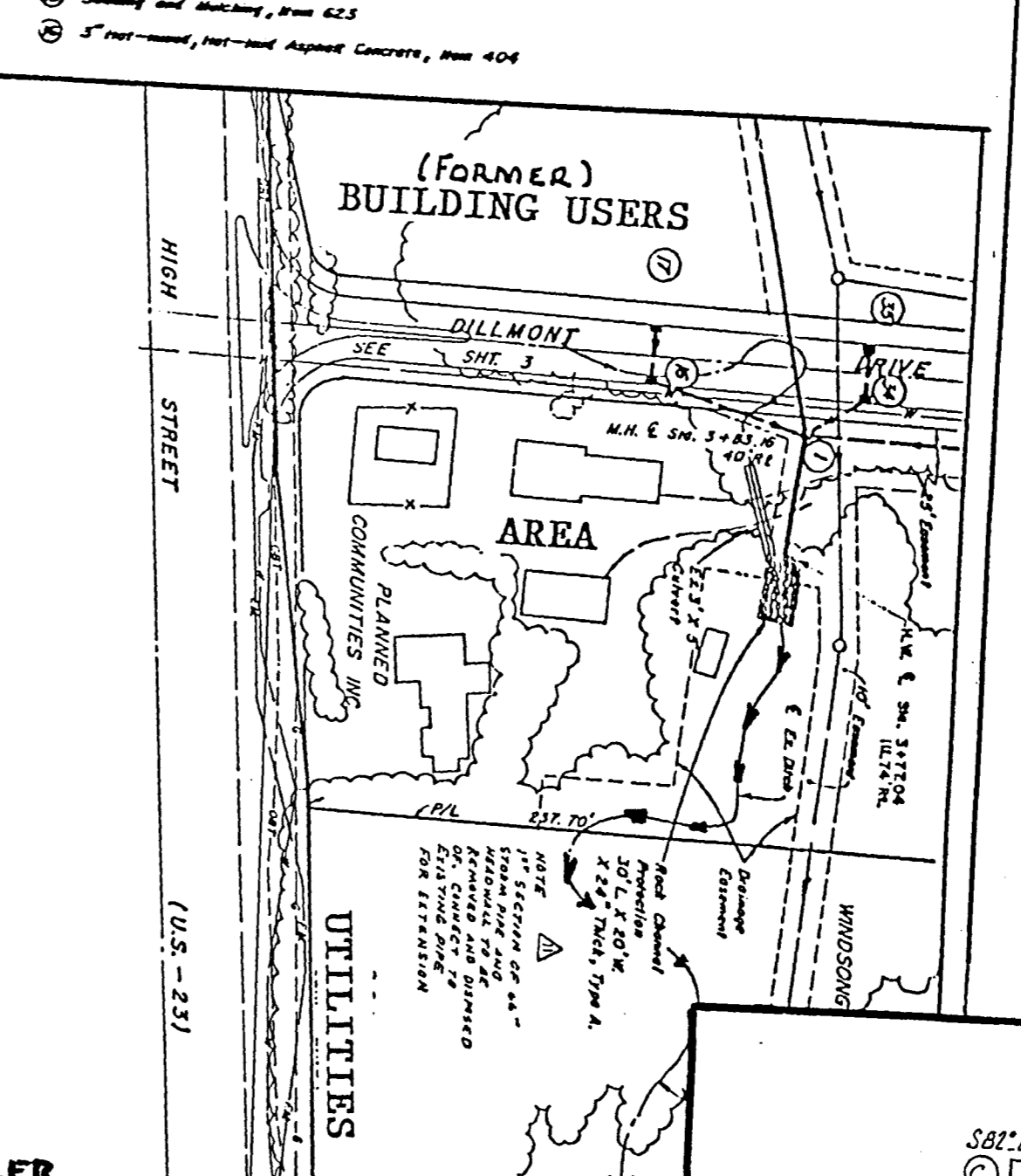
Thence the following two courses and distances along the easterly and southerly right-of-way line of Dillmont Drive:

1. Thence along a curve to the right having a radius of 370.00', a central angle of 77° 43' 27" the chord to which bears S 54° 14' 16" W, a chord distance of 464.31', to a point of tangency;
2. Thence N 86° 54' 02" W, a distance of 322.54', to the point of true beginning for the herein described tract;

NOTE: This description is based on what I find of present record but although some of the courses and distance vary very slightly as per the actual extended computations. The actual acreage is 2.854 acres or as per the field measure = 124,310.35 Sq.Ft.

NOTE: ADDITIONAL EASEMENTS AND ENCUMBRANCES ADDED APRIL 25, 27, 29 1992 BY:

RODGER I. BAKER

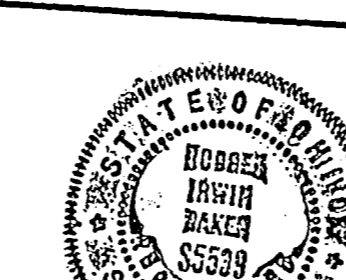


Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 2, Range 18, United States Military Lands and being a part of the original 12.698-acre tract conveyed to Sanctuary Associates by deed of record in O.R. 8380D13 records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

To all interested persons, I certify that this plat and the information delineated hereon has been measured, revised and modified to depict the conditions currently existing as of April 19, 1992.

Rodger I. Baker

Rodger I. Baker



1	60.270	N 07-49'23" W	N	10000.000	E	10000.000	S
2	164.100	N 03-03'48" W	N	10059.709	E	9991.796	S
3	null	distance and bearing		10223.575	E	9983.027	S
PC1	DB =	N 03-03'48" W	N	10223.575	E	9983.027	S
	T =	27.845	L =	41.959	DEL = +	96-09'46"	
PI1	DC =	N 45-01'05" E	N	10251.580	E	9981.539	S
	LC =	S 7-20' 8"	N	25.000	DEG =	undefined	
PT1	DA =	S 86-54'02" E	N	10249.874	E	10009.343	S
4	null	distance and bearing					