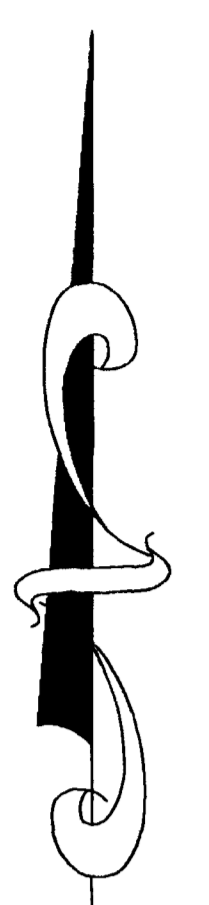
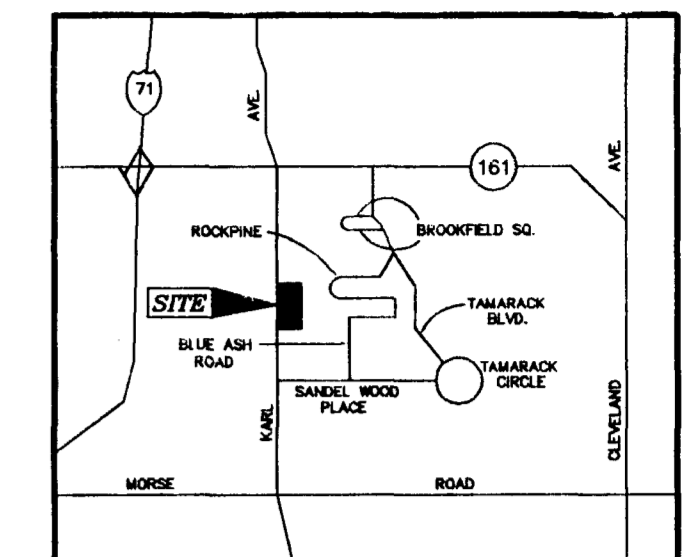


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LINDEN BAPTIST CHURCH
B.002 AC.
D.B. 2325, PG. 146



LOCATION MAP
NOT TO SCALE

INDUSTRIAL USE DISTRICT
DEVELOPMENT STANDARDS
3349.04 Height, area and yard regulations.
(a) All structures within this district including signs shall not exceed thirty-five (35) feet in height. Church construction of a church are excepted from this requirement.
(b) Permitted use described in this chapter shall be located on a lot or parcel with a minimum lot area of not less than one hundred (100) feet. The maximum lot coverage shall be no greater than 60% of the lot area.
(c) The minimum setbacks, unless otherwise required by special ordinances or deed restrictions shall be fifty (50) feet from the street right-of-way. The minimum side yard area shall be twenty (20) feet on each side of a structure.
The minimum rear yard area shall be fifty (50) feet.
3349.05 Off-street parking and loading requirements.
Editor's Note: Former Section 3349.05 was repealed by Ordinance 10-85. See Section 3342.13, 3342.19.
3349.06 General parking requirements.
Editor's Note: Former Section 3349.06 was repealed by Ordinance 10-85. See Chapter 3342.
3349.07 Minimum parking space requirements.
Editor's Note: Former Section 3349.07 was repealed by Ordinance 10-85. See Section 3342.29.
3349.08 Minimum loading space requirements.
Editor's Note: Former Section 3349.08 was repealed by Ordinance 10-85. See Section 3342.29.
3349.09 Driveways.
Editor's Note: Former Section 3349.09 was repealed by Ordinance 10-85. See Section 3342.29.
3349.10 Combination of lots or portions thereof.
Whenever a portion of a recorded lot is proposed as a building site, or more recorded lots are proposed to be combined to form a building site, or portions thereof are proposed to be combined to form a building site, the proposed building site as shown on the plot or site plan submitted shall be considered to be a newly created single lot, and such newly created lot shall not be reduced in size or divided or split if such reduction, division, or split will result in a lot or parcel which would fail to meet any of the requirements of the Zoning Code.

Description of 8.563 acres of land
Sited in the State of Ohio, County of Franklin, City of Columbus, being part of Section 4, Township 2 North, Range 18 West, of the United States Military Lands, and being 8.563 acres of land comprised of part of that 2.856 acre tract as described in a deed to Karl Road Corp. of record in Deed Book 2981, Page 621, part of that 3.800 acre tract as described in a deed to Karl Road Corp. of record in Deed Book 2981, Page 192, and part of that 1.904 acre tract as described in a deed to Karl Road Corp. of record in Official Record Volume 11349 J16, (all references to records being in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference to iron pin found in the westerly line of said Granville Manor Section 2, a subdivision, of record in Plat Book 40, Page 7 & 8, said pin also being at the corner common to lots 276 and 277 of said subdivision; Thence South 05°20'10" West, 190.85 feet along said westerly line to an iron pin set, said pin set being the southeast corner of an 8.002 acre parcel as described in a deed to the Linden Baptist church in Deed Book 2325, Page 621, and the northeasterly corner of said 2.856 acre tract, and being the True Place of Beginning of the 8.563 acre tract herein described.

Thence South 05°20'10" West, along the westerly line of said Granville Manor Section 2, the westerly line of Forest Park East, Section 9, a subdivision, of record in Plat Book 40, Page 101 & 102, the easterly line of said 2.856 acre tract, the westerly line of said 3.800 acre tract, the easterly line of said 1.904 acre tract, a distance of 502.56 feet to an iron pin found at the southeast corner of said 1.904 acre tract, said pin also being the northeast corner of a 3.803 acre parcel as described in a deed to the Northland Church of Christ in Christian Union in Deed Book 2480, Page 149;

Thence North 84°29'19" West, along the southerly line of said 1.904 acre tract, the northerly line of said 1.904 acre tract, a distance of 742.58 feet to an iron pin found in the easterly right-of-way line of Karl Road, said pin being the southeasterly corner of that 0.096 acre tract as described in a deed to the City of Columbus, of record in Deed Book 2896, Page 432;

Thence North 05°18'55" East, along the easterly right-of-way line of Karl Road, a distance of 501.98 feet to an iron pin found, in the northerly line of said 2.856 acre tract as described in a deed to Karl Road Corp. of record in Deed Book 2981, Page 621, said pin being the northeasterly corner of that 0.144 acre tract as described in a deed to the City of Columbus, of record in Deed Book 2809, Page 403;

Thence South 84°32'07" East, along the northerly line of said 2.856 acre tract, a distance of 742.76 feet to the true place of beginning, and containing 8.563 acres of land.

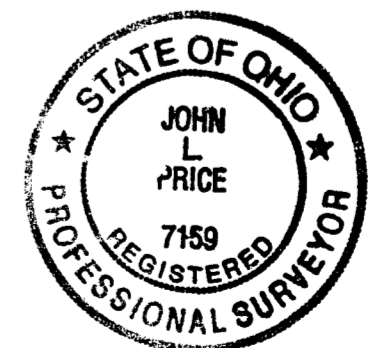
For the purpose of this description a bearing of South 05°20'10" West was used along the westerly line of Granville Manor Section 2, a subdivision, of record in Plat Book 40, Page 7 & 8, and all other bearings than calculated from this meridian.

- Exceptions to Title Insurance as listed in Lawyers Title Insurance Corporation's "Commitment For Title Insurance", Case No. 94509-201, Effective Date September 18, 1996.
- Schedule B
- Item 9 Easements to Columbus and Southern Ohio Electric Company of record in Deed Volume 1840, Page 558, Deed Volume 1928, Page 11, Deed Volume 2996, Page 684, Deed Volume 3634, Page 854, and as amended in Deed Volume 3655, Page 257, is plotted hereon.
 - Item 10 Sanitary sewer and storm sewer easements to the City of Columbus, Ohio, of record in Deed Volume 3604, Page 279, and Deed Volume 3635, Page 887, is plotted hereon.
 - Item 11 Easements to Ohio Bell Telephone Company of record in Deed Volume 3664, Page 294 and Official Record 00734 H11, is plotted hereon.
 - Item 12 Easement to Columbus Southern Power Company in Official Record 14676 A09, is plotted hereon.
 - Item 13 Right-of-ways to The Ohio Fuel Gas Company of record in Deed Volume 2372, Page 590, Deed Volume 2372, Page 599, and Deed Volume 2372, Page 603; all assigned to Columbus Gas of Ohio, Inc., in Deed Volume 2548, Page 90, is plotted hereon.

We, Hockaden and Associates, Inc. do certify to Trans Ohio Title Agency, Inc., Lawyers Title Insurance Corporation and Holy Cross Care Services, Inc., An Indiana Non-Profit Corporation that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and pursuant to Accuracy Standards of an Urban Survey.

HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers

John L. Price 12/19/96
John L. Price
Professional Surveyor No. 7159



Basis of Bearing

For the purpose of this description a bearing of South 05°20'10" West was used along the westerly line of Granville Manor Section 2, a subdivision, of record in Plat Book 40, Page 7 & 8, and all other bearings than calculated from this meridian.

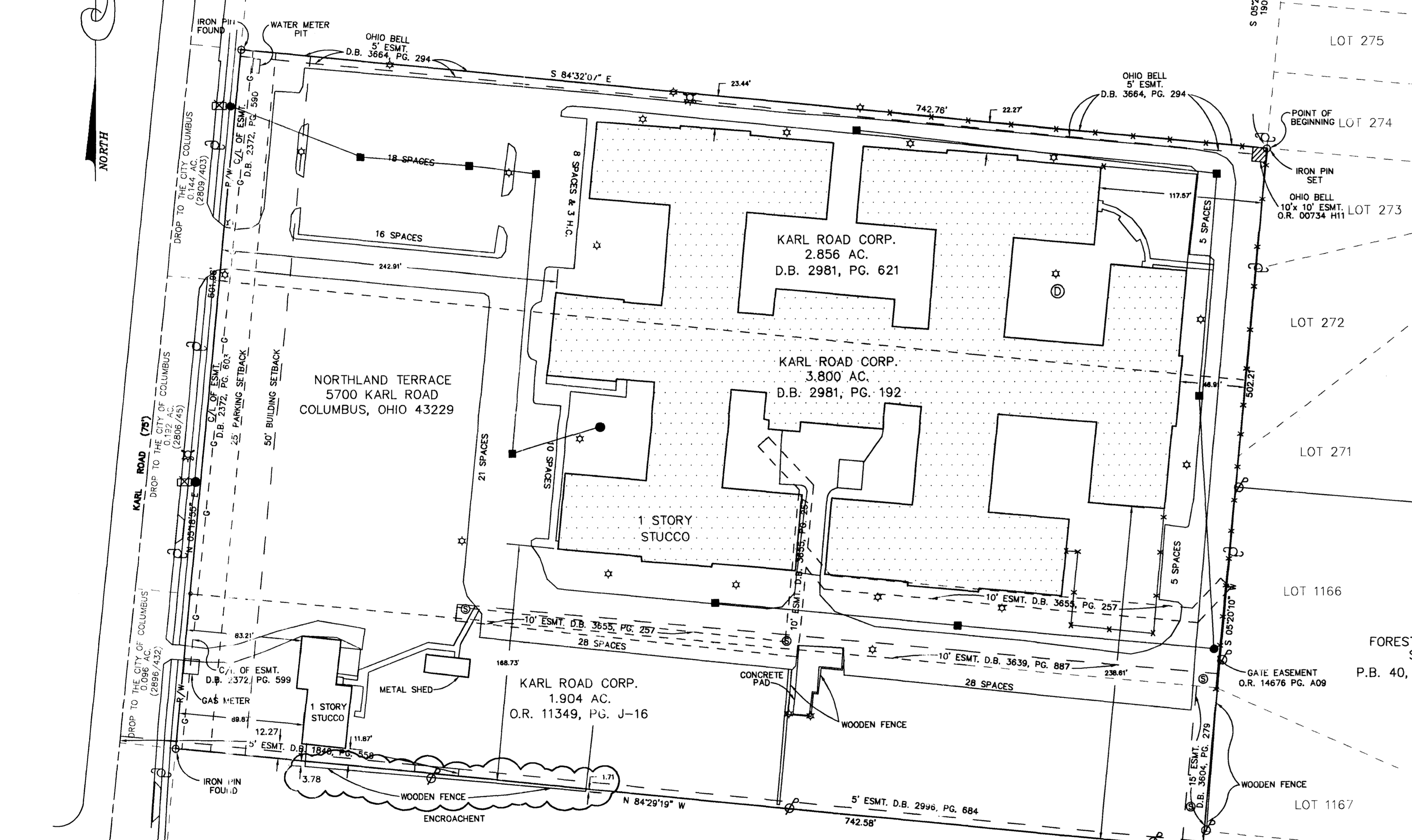
DESCRIPTION
MORTGAGE SURVEY

LOCATION
EAST OF KARL ROAD
SOUTH OF S.R. 161
OPPOSITE OF COTTONWOOD DRIVE

CLIENT
BENESCH, FRIEDLANDER, COPLAN & ARONOFF

PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers & Surveyors
885 North Columbus Avenue, Columbus, Ohio 43219
Telephone: (614) 252-0893
Fax: (614) 252-0444

DRAWN BY: A.G.W. **CHECKED BY:** J.L.P. **ORDER NO.:** 40711.15 **AREA NO.:** 12-9 **SHEET:** 1 OF 1
SCALE: 1"=50' **DATE:** 12/10/96



NORTHLAND CHURCH OF CHRIST
IN CHRISTIAN UNION
3.803 AC.
D.B. 2480, PG. 149

- LEGEND**
- CHAIN LINK FENCE
 - CATCH BASIN
 - STORM M.H.
 - SANITARY M.H.
 - UTILITY POLE
 - IRON PIN FOUND
 - LIGHT POLE
 - POWER POLE
 - FIRE HYDRANT
 - GAS LINE
 - CURB INLET

The property shown hereon does not lie within any floodplain, according to Federal Emergency Management Agency Insurance Rate Map, Community Panel 39049C0155 G, Effective Date August 2, 1995.

