

**LOCATION MAP**  
 DESCRIPTION OF 1.873 ACRES  
 SOUTH OF SULLIVANT AVENUE  
 WEST OF KINGSFORD ROAD  
 COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Reserve "B" as shown and delineated upon the plat "Westgate Terrace" a subdivision of record in Plat Book 29, Page 41, also described in a deed to Sullivan Avenue Medical Building Partnership, of record in Official Records Volume 13468, Page E06 and part of that vacated right-of-way of record in City of Columbus Ordinance No. 799-71, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point referenced by an iron pin found North 37°33'16" East, a distance of 0.50 feet from the northwesterly corner of Lot 155 as shown and delineated upon the plat "Westgate Terrace" a subdivision of record in Plat Book 29, Page 41, the southwesterly corner of Reserve "B" of said plat and the southeasterly corner of a 1.088 acre tract described in a deed to Wedgewood Shopping Center LLC, of record in Instrument No. 19904230102080;

Thence North 04°00'00" East, along the common line to said 1.088 acre tract and Reserve "B", a distance of 294.06 feet to an iron pin set at the southeasterly corner of a 0.0357 acre tract described in a deed to City of Columbus Ohio, of record in Instrument No. 2001107230167052 and in the southerly right-of-way line of Sullivan Avenue;

Thence North 87°43'40" East, along said southerly right-of-way line, a distance of 147.57 feet to an iron pin set;

Thence North 86°57'41" East, continuing along said right-of-way line, a distance of 142.45 feet to an iron pin set in the westerly right-of-way line of Kingsford Road;

Thence along the westerly right-of-way line of Kingsford Road the following courses:

1. With the arc of curve to the right having a radius of 20.00 feet, a central angle of 53°10'19", the chord of which bears South 28°51'29" East, a chord distance of 17.90 feet to an iron pin found;
2. South 02°16'20" East, a distance of 18.18 feet to an iron pin set;
3. With the arc of curve to the right having a radius of 320.00 feet, a central angle of 46°52'20", the chord of which bears South 21°09'49" West, a chord distance of 254.54 feet to an iron pin found;
4. South 44°36'00" West, a distance of 38.73 feet to an iron pin found at the northeasterly corner of Lot 155 and the southeasterly corner of Reserve "B" of said plat;

Thence South 87°43'40" West, along the common line to Lot 155 and Reserve "B", a distance of 200.64 feet to the place of beginning and containing 1.873 acres of land.

Bearings herein are based on North 04°00'00" West for the westerly line of Reserve "B" as shown on the plat "Westgate Terrace" a subdivision of record in Plat Book 29, Page 41.

Iron pin set consists of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E COMPANIES/5-6872".

**NOTES**

THE SITE SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE "X" PER F.E.M.A. MAP PANEL No. 39049C0228 C, DATED AUGUST 2, 1995.

THIS SURVEY WAS PREPARED FROM STEWART TITLE AGENCY OF COLUMBUS COMMITMENT No. 120021371, DATED FEBRUARY 21, 2002.

THE FOLLOWING EASEMENT DOES NOT APPLY TO THE SITE SHOWN HEREON: ITEM 10-D.B. 2389, PG. 597

THE SITE SHOWN HEREON IS ZONED C4.

**LEGEND**

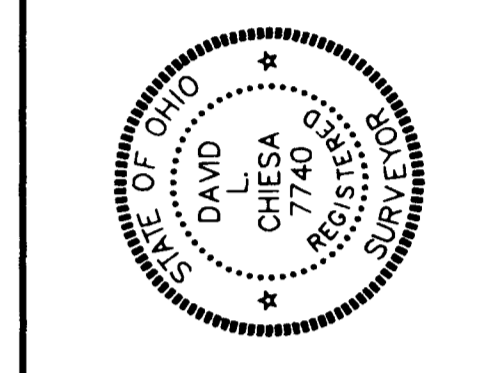
⊕	FIRE HYDRANT	⊠	WATER TAP
—W—	WATER LINE	♿	HANDICAP RAMP/PARKING
○	STORM MANHOLE	R/W	RIGHT-OF-WAY
□	STORM INLET	—OHL—	OVERHEAD UTILITY LINE
⊕	UTILITY POLE	⊙	WATERLINE VALVE
⊕	SANITARY MANHOLE	⊙	IRON PIN FOUND
—G—	GAS LINE	⊕	SIGN
SAN	SANITARY SEWER	STM	STORM SEWER
⊕	ELECTRIC BOX	⊠	GAS METER
—T—	TELEPHONE LINE	⊕	GROUND LIGHT
⊕	TRAFFIC POLE	⊠	TELEPHONE BOX
		⊙	IRON PIN SET
		⊕	SIGN

**CERTIFICATION**

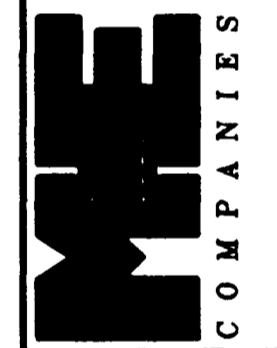
The undersigned hereby certifies to Prospect Bank, Murr-Mast, Ltd., Stewart Title Agency of Columbus and Stewart Title Guaranty Company, as of the date of survey as follows: this survey was actually made upon the ground; it and the information, courses and distances shown hereon are correct; the title lines and lines of actual possession are the same; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvement or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and the property does not lie within any flood hazard area as shown on F.E.M.A. Map Panel No. 39049C0228 C, dated August 2, 1995.

**REVISIONS**

DATE	BY	DESCRIPTION



SURVEY Group  
 638 Broadview  
 Westerville, OH 43081  
 Contact: DAVID CHIESIA  
 614-818-4800 Fax: 614-818-4922



**ALTA/ACSM SURVEY**  
 SULLIVANT AVENUE MEDICAL BUILDING PARTNERSHIP  
 3595 SULLIVANT AVE.  
 COLUMBUS, OHIO

FIELD	PM	DRAW
EM	DC	DC
JOB NO.: 02-077		
DATE: FEBRUARY 2002		
SCALE: HORIZONTAL: 1"=20'		
PRINT DATE:		
SHEET NO.:		