LEGAL DESCRIPTION 15.781 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING A PART OF VIRGINIA MILITARY SURVEY NOS. 2442 AND 3315, AND BEING A PART OF LOT 12 OF MICHAEL L. SULLIVANT'S SUBDIVISION AS IS NUMBERED AND DELINEATED ON THE RECORDED PLAT THEREOF OF RECORD IN PLAT BOOK 11, PAGE 22, ALL RECORDS BEING OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, UNLESS OTHERWISE NOTED AND ALSO BEING A PART OF THE 45.506 ACRE TRACT CONVEYED TO THE CITY OF COLUMBUS, OHIO IN OFFICIAL RECORD VOLUME 34903 D-13 TRACT 1 AND 34903 D-18 TRACT 1 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE INTERSECTION OF THE CENTERLINE OF SULLIVANT AVENUE WITH THE WEST LIMITED ACCESS RIGHT-OF-WAY OF WILSON ROAD AS SHOWN ON ROAD RECORD 20, PAGE 34, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 12 AND THE SOUTHEAST CORNER OF A 13.565 ACRE TRACT CONVEYED TO S. ROBERT DAVIS IN OFFICIAL RECORD VOLUME 11799 G-09;

THENCE, ALONG THE EAST LINE OF SAID 13.565 ACRE TRACT AND PART OF THE EAST LINE OF SAID LOT 12 AND ALONG THE WEST LIMITED ACCESS RIGHT-OF-WAY OF WILSON ROAD, NORTH 01 DEGREE 36 MINUTES 32 SECONDS WEST, 1040.00 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF SAID 13.565 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 45.506 ACRE TRACT AND BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE, ALONG THE NORTH LINE OF SAID 13.565 ACRE TRACT AND PART OF THE SOUTH LINE OF SAID 45.506 ACRE TRACT, PARALLEL WITH THE CENTERLINE OF SULLIVANT AVENUE, SOUTH 88 DEGREES 12 MINUTES 28 SECONDS WEST, 569.81 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID 13.565 ACRE TRACT (PASSING A SET IRON PIN AT 60.00 FEET);

THENCE, ALONG PART OF THE WEST LINE OF SAID 13.565 ACRE TRACT AND CONTINUING ALONG PART OF THE SOUTH LINE OF SAID 45.506 ACRE TRACT, SOUTH 01 DEGREE 47 MINUTES 32 SECONDS EAST, 166.53 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF A 10.214 ACRE TRACT CONVEYED TO IDEAL INVESTMENT PROPERTIES LTD IN OFFICIAL RECORD VOLUME 33837 D-14;

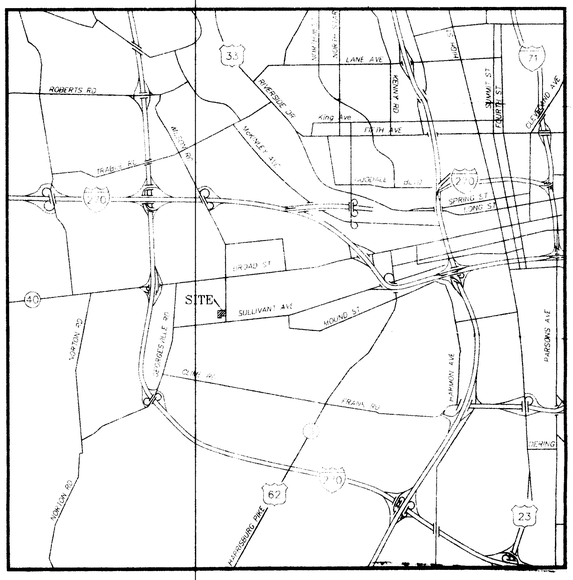
THENCE, ALONG THE NORTH LINE OF SAID 10.214 ACRE TRACT AND CONTINUING ALONG PART OF THE SOUTH LINE OF SAID 45.506 ACRE TRACT, PARALLEL WITH THE CENTERLINE OF SULLIVANT AVENUE, SOUTH 88 DEGREES 12 MINUTES 28 SECONDS WEST, 497.02 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID 10.214 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 45.506 ACRE TRACT, AND IN THE EAST LINE OF A 1.325 ACRE TRACT CONVEYED TO HASLETT L. RANNEY IN OFFICIAL RECORD VOLUME 6895 E-16, AND IN THE EAST LINE OF A 16.5 FOOT ROADWAY SHOWN IN WILL RECORD "Z", PAGE 253 AND ALSO IN THE WEST LINE OF SAID LOT 12;

THENCE, ALONG PART OF THE WEST LINE OF SAID 45.506 ACRE TRACT AND SAID LOT 12, ALONG PART OF THE EAST LINE OF SAID 1.325 ACRE TRACT, ALONG THE EAST LINE OF A 5.351 ACRE TRACT CONVEYED TO JOHN G. DINNEEN IN OFFICIAL RECORD VOLUME 5108,1-01, ALONG PART OF THE EAST LINE OF A 17.65 ACRE TRACT CONVEYED TO THE CITY OF COLUMBUS, OHIO IN OFFICIAL RECORD VOLUME 34903 D-13, TRACT 2 AND IN OFFICIAL RECORD VOLUME 34903 D-18, TRACT 2, AND ALONG PART OF THE EAST LINE OF SAID 16.5 FOOT ROADWAY, NORTH 01 DEGREE 34 MINUTES 14 SECONDS WEST, 733.82 FEET TO A SET IRON PIN;

THENCE, ACROSS SAID 45.506 ACRE TRACT AND SAID LOT 12, PARALLEL WITH THE CENTERLINE OF SULLIVANT AVENUE, NORTH 88 DEGREES 12 MINUTES 28 SECONDS EAST, 1065.81 FEET TO A POINT IN THE WEST LIMITED ACCESS RIGHT-OF-WAY OF WILSON ROAD AND IN THE EAST LINE OF SAID 45.506 ACRE TRACT AND SAID LOT 12 (PASSING A SET IRON PIN AT 1005.81 FEET);

THENCE, ALONG THE WEST LIMITED ACCESS RIGHT-OF-WAY OF WILSON ROAD AND PART OF THE EAST LINE OF SAID 45.506 ACRE TRACT AND SAID LOT 12, SOUTH 01 DEGREE 36 MINUTES 32 SECONDS EAST, 567.29 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 15.781 ACRES, SUBJECT HOWEVER TO ALL LEGAL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND OF RECORDS IN THE RESPECTIVE UTILITY OFFICES.

E:\2001\1251\SURV\1251plat.dwg Wed Sep 29 17:03:30 1999 RBOSWORTH



LOCATION MAP
-NO SCALE-

TITLE COMMITMENT:
EASEMENTS SHOWN HEREIN ARE AS PROVIDED TO US BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NUMBER OC798-03253, EFFECTIVE DATE FEB. 11,1998.

EASEMENTS AND RESTRICTIONS :
THE FOLLOWING EASEMENTS DO APPLY TO THE SUBJECT PREMISES:

7) RESTRICTIONS OF RECORD IN OFFICIAL RECORD 11799G09

8) EASEMENTS OF RECORD IN OFFICIAL RECORD 11799G09:
(1) BLANKET EASEMENT FOR THREE EXISTING STORM SEWERS AS SHOWN ON ABOVE DRAWING, EASEMENT WIDTH NOT SPECIFIED.
(2) A RIGHT FOR THE HUNTINGTON NATIONAL BANK'S 13.565 ACRE TRACT TO CONNECT TO AND USE A FUTURE ACCESS ROAD IF ONE IS BUILT OVER THE CITY OF COLUMBUS' 45.506 ACRE TRACT.

THE FOLLOWING EASEMENTS DO NOT APPLY TO THE SUBJECT PREMISES:

9) EASEMENT OF RECORD IN OFFICIAL RECORD 34903D13 IS NORTH OF THE SUBJECT 15.781 ACRE TRACT.

10) EASEMENT OF RECORD IN OFFICIAL RECORD 34903D18 IS NORTH OF THE SUBJECT 15.781 ACRE TRACT.

BENCHMARKS
REFERENCE BM
BRASS PLATE, Y33, 0.2 MILES EAST ALONG BROAD STREET FROM JUNCTION WITH WILSON ROAD TO CONRAIL, SOUTHEAST CORNER RAILROAD OVERPASS, 64.5' SOUTHEAST OF SOUTHWEST CORNER OF BRIDGE, 37.2' SOUTH OF SOUTHEAST CORNER BRIDGE.
ELEV. = 834.93 (NAVD88)

BM#1
TOP OF N. FLANGE BOLT OF FIRE HYDRANT AT THE N.E. CORNER OF INTERSECTION OF WILSON ROAD & FREMONT STREET.
ELEV. = 841.52 (NAVD88)

BM#2
TOP OF P.K. NAIL SET 10' +\- SOUTH OF THE NORTH END OF TRAFFIC ISLAND IN THE CENTER OF WILSON ROAD JUST EAST OF SITE.
ELEV. = 841.40 (NAVD88)

BASIS OF BEARINGS:
BASIS OF BEARINGS IS SOUTH 01 DEGREES, 36 MINUTES, 32 SECONDS EAST ON THE CENTERLINE OF WILSON ROAD AS PER ROAD RECORD 20, PAGE 34.

FLOOD PLAIN DESIGNATION:
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X - AREA OUTSIDE OF 500 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R.M. MAP, COMMUNITY PANEL NO. 39049C0228 G DATED AUGUST 2, 1995.

SETBACK:
NO BUILDING SHALL BE CONSTRUCTED CLOSER THAN 25 FEET TO ANY PROPERTY LINE AS PER CITY OF COLUMBUS ORDINANCE NUMBER 481-98 DATED MARCH 2, 1998.

ZONING:
THE SUBJECT PREMISES IS ZONED "LI" PER THE CITY OF COLUMBUS, OHIO ZONING DEPARTMENT (614) 645-7314.

SURVEYOR'S CERTIFICATION:
WE HEREBY CERTIFY TO LAWYERS TITLE INSURANCE CORP., HILLTOP SENIOR HOUSING LIMITED PARTNERSHIP, COVENTRY TITLE AGENCY, INC. AND NATIONAL CHURCH RESIDENCES, ITS SUCCESSORS AND\OR ASSIGNS, 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 1997.

STATE OF OHIO ROBERT A. BOSWORTH 7750 REGISTERED PROFESSIONAL SURVEYOR

BY Robert A. Bosworth 29 Sept. 1999
ROBERT A. BOSWORTH
OHIO PROFESSIONAL SURVEYOR NO. 7750
DATE

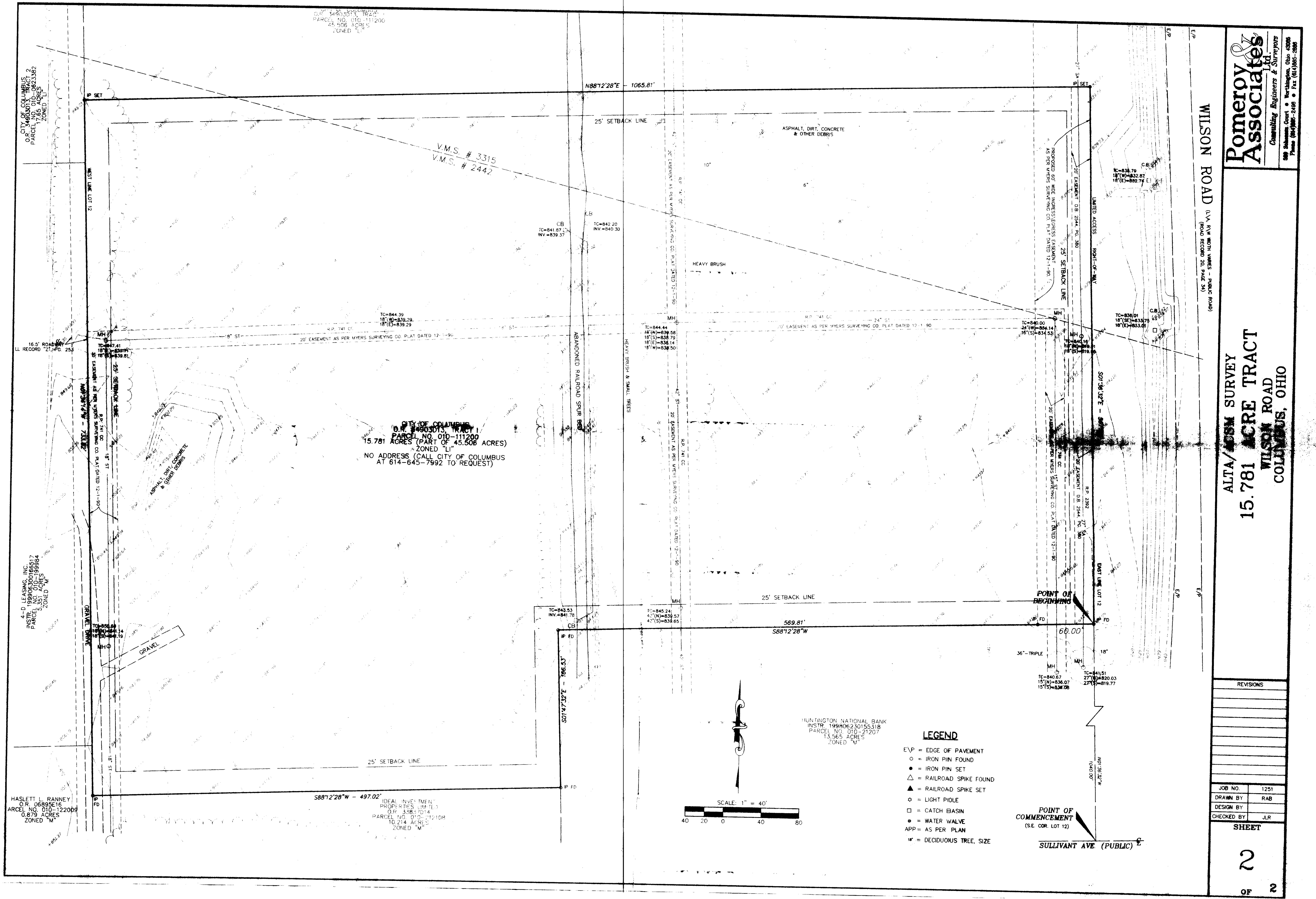
Pomeroy & Associates Ltd.
Consulting Engineers & Surveyors
599 Scherers Court • Worthington, Ohio 43085
Phone (614)885-2498 • Fax (614)885-2886

ALTA/ACSM SURVEY
15.781 ACRE TRACT
WILSON ROAD
COLUMBUS, OHIO

REVISIONS

JOB NO.	1251
DRAWN BY	RAB
DESIGN BY	
CHECKED BY	JLR

SHEET 1 OF 2



ALTA/ACSM SURVEY
15.781 ACRE TRACT
WILSON ROAD
COLUMBUS, OHIO
Pomeroy & Associates Ltd.
Consulting Engineers & Surveyors
WILSON ROAD (L.A. R/W WIDTH VARIES - PUBLIC ROAD) (ROAD RECORD 20, PAGE 34)
N88°12'28"E - 1065.81'
25' SETBACK LINE
V.M.S. # 3315
V.M.S. # 2442
ASPHALT, DIRT, CONCRETE & OTHER DEBRIS
HEAVY BRUSH
20' EASEMENT AS PER MYERS SURVEYING CO. PLAT DATED 12-1-90
ABANDONED RAILROAD SPUR BED
HEAVY BRUSH & SMALL TREES
CITY OF COLUMBUS
O.R. 34903D13, TRACT 1
PARCEL NO. 010-111200
15.781 ACRES (PART OF 45.506 ACRES)
ZONED "LI"
NO ADDRESS (CALL CITY OF COLUMBUS AT 614-645-7992 TO REQUEST)
CITY OF COLUMBUS
O.R. 34903D13, TRACT 2
PARCEL NO. 010-0823382
17.65 ACRES
ZONED "LI"
WEST LINE LOT 12
EAST LINE LOT 12
LIMITED ACCESS RIGHT-OF-WAY
PROPOSED 60' WIDE INGRESS/EGRESS EASEMENT AS PER MYERS SURVEYING CO. PLAT DATED 12-1-90
16.5' ROADWAY
4-D LEASING, INC.
ZONED "M"
GRAVEL DRIVE
GRAVEL
POINT OF BEGINNING
569.81'
S88°12'28"W
60.00'
S01°47'32"E - 166.53'
S88°12'28"W - 497.02'
HASLETT L. RANNEY
O.R. 06895E16
PARCEL NO. 010-122009
0.879 ACRES
ZONED "M"
IDEAL INVESTMENT PROPERTIES LIMITED
ZONED "M"
HUNTINGTON NATIONAL BANK
INSTR. 199806230155318
PARCEL NO. 010-21207
13.565 ACRES
ZONED "M"
SCALE: 1" = 40'
40 20 0 40 80
LEGEND
E\P = EDGE OF PAVEMENT
○ = IRON PIN FOUND
● = IRON PIN SET
△ = RAILROAD SPIKE FOUND
▲ = RAILROAD SPIKE SET
☼ = LIGHT POLE
□ = CATCH BASIN
⊕ = WATER VALVE
APP= AS PER PLAN
18" = DECIDUOUS TREE, SIZE
POINT OF COMMENCEMENT (S.E. COR. LOT 12)
SULLIVANT AVE (PUBLIC)
REVISIONS
JOB NO. 1251
DRAWN BY RAB
DESIGN BY
CHECKED BY JLR
SHEET
2
OF 2