



- LEGEND**
- ⊙ STORM SEWER MANHOL
  - WATER LINE
  - STORM SEWER
  - OVERHEAD UTILITY LINES
  - UTILITY POLE
  - SANITARY SEWER LINE
  - LIGHT POLE
  - STORM SEWER INLET
  - UNDERGROUND TELEPHONE LINE
  - STORM SEWER LINE
  - GAS LINE
  - WATER VALVE
  - ⊙ IRON PIN FOUND
  - ⊙ IRON PIN SET (M-E COMPANIES/S-6872)

RIVERSIDE GROUP, L.P.  
1.801 ACRES  
O.R.V. 6760, PG. C09

**LEGAL DESCRIPTION**  
1.630 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Lot "E" of the Penitentiary Farm of W.A. Neil, of record in Plat Book 5, Page 44 and being part of that 2.809 acre tract of land as described in a deed to Lion-Dov, of record in Official Records Volume 5122, Page G01, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set at the northeasterly corner of said 2.809 acre tract at the intersection of the southerly right-of-way line of Dublin Avenue, 60 feet in width, with the westerly right-of-way line of Hocking Street, 50 feet in width;

Thence South 6° 30' 30" East, along said westerly right-of-way line, a distance of 235.89 feet to an iron pin set;

Thence South 83° 29' 37" West, through said 2.809 acre tract with a new division line, a distance of 300.93 feet to an iron pin set in the westerly line of same and in the easterly line of that 1.801 acre tract as described in a deed to Riverside Group, L.P., of record in Official Records Volume 6760, Page C09;

Thence North 6° 22' 30" West, along the line common to said 2.809 acre tract and said 1.801 acre tract, a distance of 236.45 feet to an iron pin found in the southerly right-of-way line of Dublin Avenue, the northwesterly corner of said 2.809 acre tract;

Thence North 83° 36' 00" East, along said right-of-way line, a distance of 300.34 feet to the place of beginning and containing 1.630 acres of land.

Bearings herein are based on South 6° 30' 30" East for Hocking Street (O.R.V. 5122, Page G01).

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E Companies/S-6872."

1.630 ACRES  
SITE CONSISTS OF GRAVEL, WEEDS AND BROKEN UP CONCRETE & ASPHALT

**LION-DOV**  
2.809 ACRES  
O.R.V. 5122, PG. G01  
ZONED DD - DOWNTOWN DISTRICT  
BUILDING HEIGHT LIMIT - 60'

**LEGAL DESCRIPTION**  
1.179 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Lot "E" of the Penitentiary Farm of W.A. Neil, of record in Plat Book 5, Page 44 and being part of that 2.809 acre tract of land as described in a deed to Lion-Dov, of record in Official Records Volume 5122, Page G01, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin found at the southeasterly corner of said 2.809 acre tract at the intersection of the northerly right-of-way line of West Spring Street with the westerly right-of-way line of Hocking Street, 50 feet in width;

Thence along said northerly right-of-way line the following courses:

1. North 85° 36' 00" West, a distance of 248.65 feet to an angle point;
2. North 6° 01' 00" East, a distance of 5.30 feet to an angle point;
3. With the arc of a non-tangent curve to the left, having a radius of 3248.47 feet, a central angle of 1° 03' 01", the chord of which bears North 84° 30' 33" West, a chord distance of 59.55 feet to an iron pin found at the southwesterly corner of said 2.809 acre tract, the southeasterly corner of that 1.801 acre tract as described in a deed to Riverside Group, L.P., of record in Official Records Volume 6760, Page C09;

Thence North 6° 22' 30" West, along the line common to said 2.809 acre tract and said 1.801 acre tract, a distance of 136.09 feet to an iron pin set;

Thence North 83° 29' 37" East, through said 2.809 acre tract with a new division line, a distance of 300.93 feet to an iron pin set in the easterly line of said 2.809 acre tract, the westerly right-of-way line of Hocking Street;

Thence South 6° 30' 30" East, along said right-of-way line and said easterly line, a distance of 200.71 feet to the place of beginning and containing 1.179 acres of land.

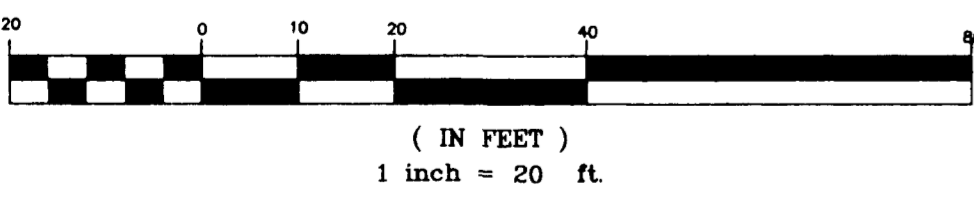
Bearings herein are based on South 6° 30' 30" East for Hocking Street (O.R.V. 5122, Page G01).

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E Companies/S-6872."

BUILDING UNDER CONSTRUCTION  
PROPOSED FINISHED FLOOR ELEVATION 722.50  
1.179 ACRES



GRAPHIC SCALE



**FLOOD NOTE**

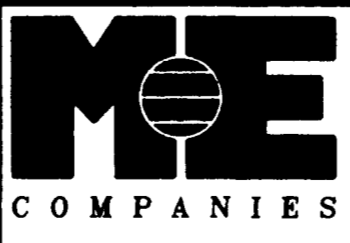
THIS PROPERTY IS LOCATED WITHIN ZONE AE ACCORDING TO F.I.R.M. 39049C0235 G, DATED AUGUST 2, 1995. BASE FLOOD ELEVATION IS 721.0, CITY OF COLUMBUS FLOOD PROTECTION ELEVATION IS 722.5.

**CERTIFICATION**

The undersigned hereby certifies to Lion-Dov, Fifth Third Bank, Central Ohio, First American Title Insurance Company and to Hummel Title Agency, Inc., as of May 18, 2000 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no encroachments or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easements; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1999 and meets the accuracy requirements as defined therein and includes the following items of Table A thereof: 1, 2, 3, 4, 6, 7, 8, 9, 10, and 11.

SHEET NO.:  
PRINTED  
JUN 14 2000  
WESTERVILLE, OHIO  
SCALE: HORIZONTAL: 1"=20'

**ALTA/ACSM SURVEY**  
530 WEST SPRING STREET  
COLUMBUS, OHIO



ROBERT S. WYND  
REGISTERED SURVEYOR  
6/14/00

SURVEY Group  
635 Brookside Boulevard  
Westerville, OH 43081  
Contact: 609 WYND  
614-818-4900 Ext. 239  
Fax 818-4902



REVISIONS		
DATE	BY	DESCRIPTION
6/14/00	RW	NEW LEGALS