

# Boundary and Topographic Survey

Part of Survey Number 717  
of the Virginia Military District

City of Columbus, Franklin County, Ohio

### Legal Description

Situate in the City of Columbus, Franklin County, Ohio and being a part of Survey Number 717 of the Virginia Military District and also being a part of the Belmont Development Corporation parcel of record in Official Record 15762F18 of the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 3/4" iron bar found in the south right-of-way of October Ridge Drive (Plat Book 56, Page 26), at the northwesterly corner of Autumn Village Section 1 (Plat Book 74, Page 16);  
 THENCE South 36 degrees 14 minutes 05 seconds East, along the westerly line of said Autumn Village Section 1, for a distance of 172.17 feet to a 3/4" iron bar found;  
 THENCE South 10 degrees 07 minutes 20 seconds West, continuing along the westerly line of said Autumn Village Section 1, for a distance of 496.03 feet to a 3/4" iron pipe found;  
 THENCE North 78 degrees 58 minutes 05 seconds West, along the northerly line of Autumn Village Section 2 (Plat Book 78, Page 85), for a distance of 500.30 feet to a 3/4" iron pipe found;  
 THENCE North 10 degrees 58 minutes 42 seconds East, along the easterly line of the Arnold and Helen Miller parcel (Deed Book 3021, Page 103; Deed Book 3063, Page 123; Official Record 14487H01), the Michael and Jean Courtright parcel (Deed Book 3081, Page 513) and the Bugbee Family Limited Partnership parcel (Official Record 29503F02), for a distance of 247.08 feet to a 3/4" pinched-top iron pipe found;  
 THENCE North 43 degrees 10 minutes 40 seconds East, along the easterly line of the Gary and Betty Gabriel parcel (Instrument Number 1997071600458 (D)), for a distance of 676.93 feet to a 3/4" iron pipe set in the southerly right-of-way of said October Ridge Drive;  
 THENCE South 34 degrees 48 minutes 29 seconds East, along the southerly right-of-way of said October Ridge Drive, for a distance of 104.79 feet to a point;  
 THENCE continuing along the southerly right-of-way of said October Ridge Drive with a curve to the left having a radius of 509.69 feet and an arc length of 166.40 feet, being subtended by a chord of South 44 degrees 18 minutes 24 seconds East for a distance of 167.63 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 6.9978 acres more or less.

This description was prepared by Ahlers, Moe & Associates, Inc. in September of 1997 and is based on a survey performed in January of 1997. The base of the bearings for that survey was the north line of Autumn Village Section 2 as being North 78 degrees 58 minutes 05 seconds West as shown on the plat of record in Plat Book 78, Page 85.

### LEGEND

- Iron Pipe Found
- Iron Pipe Set
- △ Railroad Spike Found
- △ Railroad Spike Set
- Stone Found
- ⊙ Monument Found
- Sanitary Sewer
- Storm Sewer
- Water Line
- Electric (overhead)
- Gas Line
- Telephone (overhead)
- Fence
- Fire Hydrant
- ⊙ Valve
- ⊙ Power Pole
- ⊙ Light Pole
- ⊙ Sign Post
- ⊙ Street Sign
- Tree (Deciduous)
- Tree (Conifer)
- Shrub
- ⊙ Flag Pole
- ⊙ Test Boring

Subject to the following surveying standards and qualifications, I certify to BDC Development, Limited, Hummel Title Agency, Inc. and National City Bank of Columbus that:

This drawing is a true and accurate representation of the survey of the property shown hereon and was performed by me or under my supervision and based on an actual field survey performed on January 1, 1997.

The property is contiguous along the entire boundary and is enclosed within the perimeters thereof.

There is no visible evidence of rights-of-way, old highways or abandoned roads, lanes or driveways, drains, sewers or water pipes, telephone, telegraph or electric power poles, wires or lines, cable television transformers, lines and equipment, located on or over the property on the date of survey, except as shown.

There are no improvements on the property except as shown and there are no encroachments, overlaps or overhangs on the date of survey.

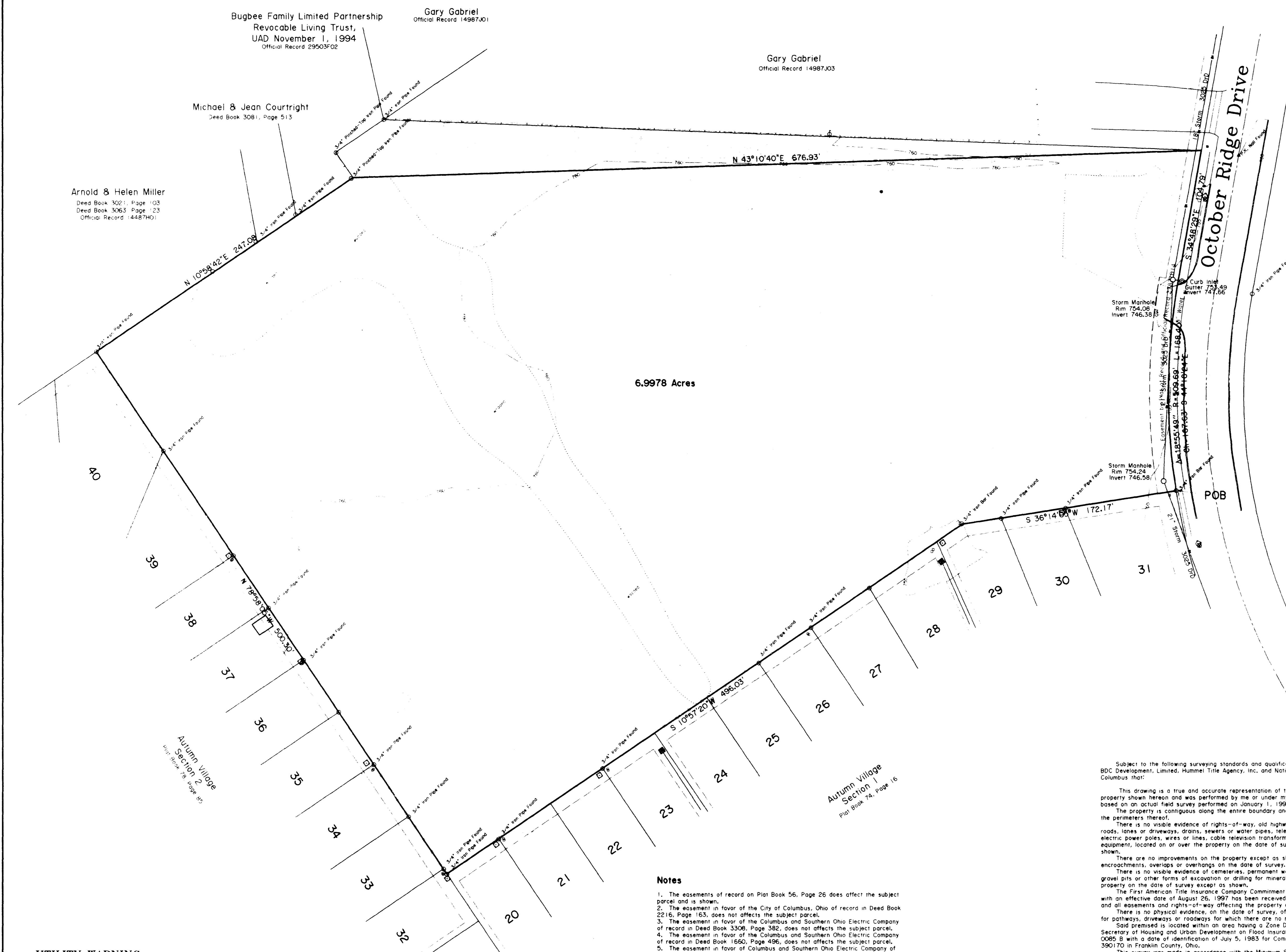
There is no visible evidence of cemeteries, permanent water courses, ditches gravel pits or other forms of excavation or drilling for minerals, oil or gas on the property on the date of survey except as shown.

The First American Title Insurance Company Commitment Number HTA-3764 with an effective date of August 26, 1997 has been received and reviewed by me and all easements and rights-of-way affecting the property are shown hereon.

There is no physical evidence, on the date of survey, of use of the property for pathways, driveways or roadways for which there are no recorded easements. Said premises is located within an area having a Zone Designation C by the Secretary of Housing and Urban Development on Flood Insurance Rate Map Number 0085 B with a date of identification of July 5, 1983 for Community Number 390170 in Franklin County, Ohio.

This survey was made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1982 and meets the accuracy requirements of a Suburban Survey.

Ronald G. Rubin, P.S.



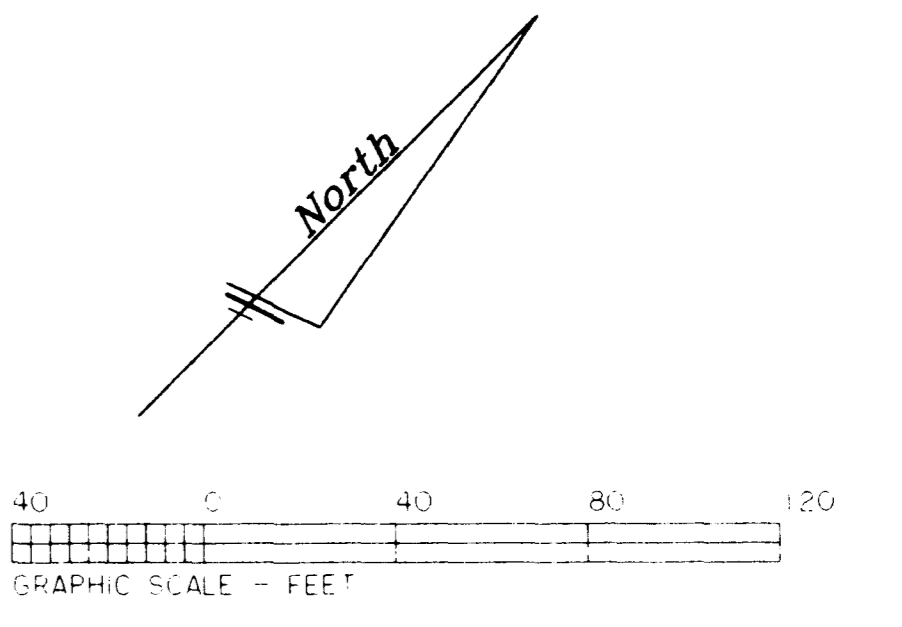
6.9978 Acres

### Notes

1. The easements of record on Plat Book 56, Page 26 does affect the subject parcel and is shown.
2. The easement in favor of the City of Columbus, Ohio of record in Deed Book 2216, Page 163, does not affect the subject parcel.
3. The easement in favor of the Columbus and Southern Ohio Electric Company of record in Deed Book 3308, Page 382, does not affect the subject parcel.
4. The easement in favor of the Columbus and Southern Ohio Electric Company of record in Deed Book 1660, Page 496, does not affect the subject parcel.
5. The easement in favor of Columbus and Southern Ohio Electric Company of record in Official Record 2787D14 affects the subject property and is shown hereon.

### UTILITY WARNING

The underground utilities shown have been located from field surveys, information, and existing drawings. The Surveyor makes no guarantee that the underground utilities shown compare at all with utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities.



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