

SUN ACQUISITION CORPORATION  
10.537 AC.  
OR.V.08025, C07

SUN ACQUISITION CORPORATION  
5.40 AC.  
OR.V.08025, C07

NORFOLK & WESTERN RAILWAY 3.891 AC  
D.B. 206, Pg. 96

NORFOLK & WESTERN RAILWAY  
D.B. 174, Pg. 3

CITY OF COLUMBUS 2.03 AC. D.B. 3262, Pg. 379

FREBIS AVENUE

INTEGRITY DR. NORTH

ALUM CREEK DRIVE

INTEGRITY DR. SOUTH

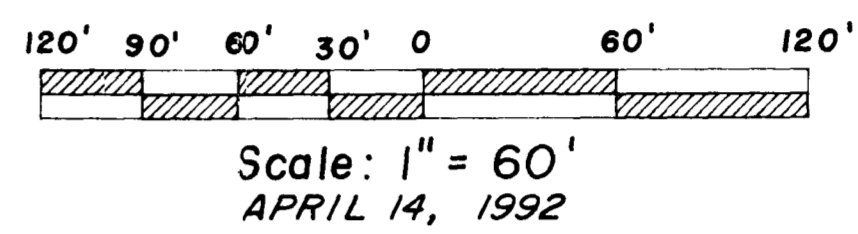
GENERAL NOTES

- 50' Building Setback, 50' Side Yard Setback, and a 50' Rear Yard Setback, as per the City of Columbus Zoning Ordinance No. 1955 - 91 (Case No. 290-88).
- The Gas and Electric Companies have not responded to a request for field location of the respective utilities within the boundary of the survey as of April 14, 1992. The location of the underground utilities is unknown to the undersigned.
- All utilities labeled Location as per SU-1 have been located from Sheet SU-1 (Site Utility Plan) of Plans Dated 1975 for THE MAINTENANCE FACILITY FOR ALUM CREEK prepared by Prindle and Patrick.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH 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.

FOR A SCHEMATIC OF CERTAIN UNDERGROUND UTILITIES, REFER TO PAGE 80 - 1 (SITE UTILITY PLAN) OF PLANS DATED 1975, FOR THE MAINTENANCE FACILITY FOR ALUM CREEK, PREPARED BY JOHN W. DRAKE (PROFESSIONAL ENGINEER # 16482), JAMES W. FORD (PROFESSIONAL ENGINEER # 16482) AND ALLEN L. PATRICK (REGISTERED ARCHITECT # 3637) WITH THE FIRM OF PRINDLE AND PATRICK.



Survey of 17.604 Acre Tract, (being all the tract conveyed to Regency Manor Limited Partnership of record in Official Records Volume 18335 H-08, Recorder's Office Franklin County, Ohio), Half Section 34, Section 24, Township 5, Range 22, Refugee Lands, Franklin County, City of Columbus, Ohio.

for  
**REGENCY MANOR LIMITED PARTNERSHIP**

LEGAL DESCRIPTION

12.940 Acres  
Situating in the State of Ohio, County of Franklin, City of Columbus being located in Half Section 34, Section 24, Township 5 North, Range 22 West, Refugee Lands, and being part of the 17.45 Acre tract conveyed to Regency Manor Limited Partnership of record in Official Records Volume 18335 H-08 (Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:  
Commencing at a point at the centerline intersection of Alum Creek Drive and the south line of Section 24, said point also being at the original centerline intersection of Alum Creek Drive and Frebis Avenue;  
Thence, along the centerline of Alum Creek Drive North 04 degrees 23 minutes 34 seconds West, 103.74 feet to the northeast corner of a 2.03 Acre tract conveyed to the City of Columbus of record in Deed Book 3162, Page 179 (said Recorder's Office);  
Thence, along the northerly boundary of said 2.03 Acre tract the following three (3) courses:  
(1) South 85 degrees 36 minutes 26 seconds West, 25.00 feet to a point;  
(2) South 54 degrees 44 minutes 06 seconds West, 43.65 feet to a point;  
(3) South 88 degrees 17 minutes 00 seconds West, 25.00 feet to a point;  
Thence, along the westerly line of a 1.562 Acre tract conveyed to the City of Columbus of record in Official Records Volume 17181 A-20 (said recorder's office) and the west line of Alum Creek Drive and the east line of said 17.45 Acre tract the following two (2) courses:  
(1) North 47 degrees 52 minutes 33 seconds East, 34.69 feet to a point;  
(2) North 04 degrees 23 minutes 34 seconds East, 227.49 feet to the TRUE POINT OF BEGINNING of this description;  
Thence, across said 17.45 Acre tract the following two (2) courses:  
(1) South 85 degrees 36 minutes 26 seconds West, 360.00 feet to a point;  
(2) South 82 degrees 40 minutes 11 seconds West, 476.86 feet to a point in the west line of said 17.45 Acre tract and in the east line of a 3.893 Acre tract conveyed to the Scioto Valley Railway Company (now the Norfolk and Western Railway) of record in Deed Book 306, Page 96 (said recorder's office);  
Thence, along the east line of said 3.893 Acre tract and part of the east line of a 5.40 Acre tract conveyed to Sun Acquisition Corporation of record in Official Records Volume 08025 C-07, North 00 degrees 28 minutes 49 seconds East, 632.42 feet to a point said point being the northeast corner of said 17.45 Acre tract and the southwest corner of a 10.537 Acre tract conveyed to Sun Acquisition Corporation of record in Official Records Volume 08025 C-07;  
Thence, along the north line of said 17.45 Acre tract and the south line of said 10.537 Acre tract North 89 degrees 01 minutes 57 seconds East, 765.45 feet to a point in the west line of said Alum Creek Drive said point also being the northeast corner of said 1.562 Acre tract;  
Thence, along the west line of Alum Creek Drive and the west line of said 1.562 Acre tract and the east line of said 17.45 Acre tract the following two (2) courses:  
(1) South 06 degrees 11 minutes 50 seconds East, 247.45 feet to a point;  
(2) South 04 degrees 23 minutes 34 seconds East, 487.33 feet to the place of beginning CONTAINING 12.940 ACRES subject however to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices.

LEGAL DESCRIPTION

4.664 Acres  
Situating in the State of Ohio, County of Franklin, City of Columbus being located in Half Section 34, Section 24, Township 5 North, Range 22 West, Refugee Lands, and being part of the 17.45 Acre Tract conveyed to Regency Manor Limited Partnership of record in Official Records Volume 18335 H-08 (Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:  
Commencing at a point at the centerline intersection of Alum Creek Drive and the south line of Section 24, said point also being at the original centerline intersection of Alum Creek Drive and Frebis Avenue;  
Thence, along the centerline of Alum Creek Drive North 04 degrees 23 minutes 34 seconds West, 103.74 feet to the northeast corner of a 2.03 Acre tract conveyed to the City of Columbus of record in Deed Book 3162, Page 179 (said Recorder's Office);  
Thence, along the northerly boundary of said 2.03 Acre tract the following three (3) courses:  
(1) South 85 degrees 36 minutes 26 seconds West, 35.00 feet to a point;  
(2) South 54 degrees 44 minutes 06 seconds West, 43.65 feet to a point;  
(3) South 88 degrees 17 minutes 00 seconds West, 25.00 feet to the TRUE POINT OF BEGINNING of this description;  
Thence, along the southerly line of said 17.45 Acre tract and the northerly line of said 2.03 Acre tract and the northerly right-of-way of Frebis Avenue the following two (2) courses:  
(1) North 88 degrees 17 minutes 00 seconds East, 427.88 feet to a point;  
(2) North 88 degrees 29 minutes 27 seconds West, 339.84 feet to a point in the west line of said 17.45 Acre tract and in the easterly line of a tract conveyed to the Scioto Valley Railway Company (now the Norfolk and Western Railway) of record in Deed Book 174, Page 31;  
Thence, along the west line of said 17.45 Acre tract and the easterly line of said Norfolk and Western Railway tract, and along the arc of a curve to the left, said curve being 50.00 feet easterly from and concentric with the Valuation Centerline of said Norfolk and Western Railway, said curve having a radius of 1939.09 feet, a delta of 08 degrees 39 minutes 18 seconds and a chord bearing and distance of North 11 degrees 04 minutes 17 seconds West, 292.64 feet to a point in the easterly line of a 3.893 Acre tract conveyed to the Scioto Valley Railway Company (now the Norfolk and Western Railway) of record in Deed Book 206, Page 96 (said recorder's office);  
Thence, across said 17.45 Acre tract the following two (2) courses:  
(1) South 82 degrees 40 minutes 11 seconds East, 476.86 feet to a point;  
(2) North 85 degrees 36 minutes 26 seconds East, 360.00 feet to a point in the easterly line of said 17.45 Acre tract and in the westerly line of a 1.562 Acre tract conveyed to the City of Columbus of record in Official Records Volume 17181 A-20 (said recorder's office) and in the westerly line of Alum Creek Drive;  
Thence, along the westerly line of said Alum Creek Drive and the westerly line of said 1.562 Acre tract and the east line of said 17.45 Acre tract the following two (2) courses:  
(1) South 04 degrees 23 minutes 34 seconds East, 227.49 feet to a point;  
(2) South 47 degrees 52 minutes 33 seconds West, 34.69 feet to the place of beginning CONTAINING 4.664 ACRES, subject however to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices.

EASEMENTS

- Title Insurance Company of Minnesota Commitment No. N13087; Dated October 3, 1991;
- Item - 9 Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 3314, Page 115; Plotted.
- Item -10 Easement for Sewer Facilities granted to the City of Columbus of record in Deed Book 2925, Page 292; Plotted.
- Item -26 Perpetual Easement of record in Deed Book 2925, Page 663, and a Corrective Deed of Easement in Deed Book 2925, Page 488; Plotted.

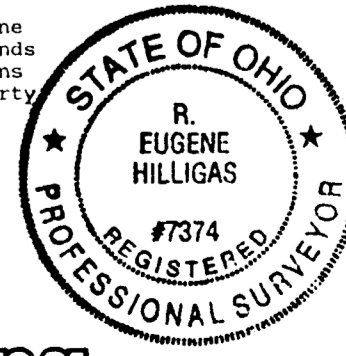
Surveyor's Certificate

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:  
We hereby certify there are no visible encroachments over or across property lines in either direction, except as shown hereon; this plat correctly represents the size, shape and locations of all visible improvements on said property; the foregoing Boundary Survey was prepared from actual field measurements in April 1992, in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30" x 1" O.D. with an orange plastic plug inserted "P.S. 6579" unless otherwise noted. Basis of bearings is the centerline of Alum Creek Drive as North 04 degrees 23 minutes 34 seconds West as shown on the City of Columbus Road Improvement Plans, for Frebis Avenue, Pages 79 and 80, dated 1973. The property is located within Flood Zone "C" as designated on Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 390170 0090 B, effective date, July 5, 1983.

By: *R. Eugene Hilligas*  
R. Eugene Hilligas, Professional Surveyor No. 7374



2740 East Main Street  
Bexley, Ohio 43209  
(614) 235-8877  
Telex 235-4559



- LEGEND
- CB Catch Basin
  - M Manhole
  - FH Fire Hydrant
  - GV Gas Valve
  - WV Water Valve
  - OBT Ohio Bell Telephone
  - UHT Utility
  - LP Light Pole
  - PP Power Pole
  - SU-1 See General Note 3