

TOPO SURVEY OF 29.724 ACRE TRACT  
 Located In Quarter Township 3, Township 2, Range 17  
 United States Military Lands  
 City Of Columbus, Franklin County, Ohio

SURVEYED & PLATTED  
 BY  
**EVANS, MECHWART, HAMBLETON, & TILTON, INC.**  
 CONSULTING ENGINEERS & SURVEYORS  
 170 MILL STREET  
 GAHANNA, OHIO 43230

*James R. Hill*  
 Professional Surveyor No. 5919

SCALE: 1"=50'  
 DECEMBER 10, 1992  
 REVISED DECEMBER 14, 1992  
 REVISED JANUARY 6, 1993

● = POWER POLE  
 ○ = IRON PIN SET  
 ⊕ = BENCH MARK

I, James R. Hill, a Registered Land Surveyor, do hereby certify this is a true and correct survey of the following described real property situated in the City of Columbus, Franklin County, Ohio, and meets the minimum technical standards of the state.

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 3, Township 2, Range 17, United States Military Lands and being a part of those parcels as conveyed to Limrea Properties Limited Partnership by deeds of record in Official Records 10921A06, 10733A06 and 20359C01, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at a found railroad spike at the intersection of the centerline of Morse Road with the centerline of existing Stelzer Road.

thence North 86° 14' 49" West, with the centerline of Morse Road, a distance of 823.42 feet to a point;

thence North 3° 45' 11" East, leaving the centerline of Morse Road (passing the existing northerly right-of-way line of 55.00 feet), a distance of 100.00 feet to an iron pin set at the "True Point of Beginning" for the tract herein intended to be described;

thence North 86° 14' 49" West, from said "True Point of Beginning", being 100.00 feet northerly from and parallel with the centerline of Morse Road, a distance of 610.00 feet to an iron pin set;

thence North 3° 45' 11" East, a distance of 250.00 feet to an iron pin set;

thence North 86° 14' 49" West, a distance of 220.00 feet to an iron pin set;

thence North 3° 45' 11" East, a distance of 1090.00 feet to an iron pin set;

thence South 86° 14' 49" East, a distance of 1016.28 feet to an iron pin set in the westerly right-of-way line of a proposed street on the arc of a curve to the right;

thence southeasterly along said proposed right-of-way line and along the arc of said curve (Delta = 19° 08' 24"; Radius = 610.00 feet), a chord bearing and distance of South 5° 49' 01" East, 202.83 feet to an iron pin set at a point of tangency;

thence South 3° 45' 11" West, continuing along said proposed right-of-way line, a distance of 690.00 feet to an iron pin set;

thence North 86° 14' 49" West, leaving said proposed right-of-way line, a distance of 250.00 feet to a place of beginning, containing 1,294,777.00 square feet, 29.724 acres of land, more or less.

I further certify that there are no encroachments by buildings or improvements from this property onto the adjoining properties, nor is there any encroachment from adjoining property onto this property except as shown.

I further certify that there are no right-of-ways, easements, or point drawings over, on or across said land, except as shown; that there are no electrical or telephone wires or structures or supports thereof, including poles, anchors and guy wires, on or over said premises except as shown. Said property contains 1,294,777.00 square feet, or 29.724 acres. All in accordance with my survey dated July 15, 1992.

This property is located within Flood Zone "C" as shown upon the map entitled "Firm County of Franklin, Ohio (unincorporated areas) Panel 65 of 230 Community Flood Number 390267 00656 Effective Date: July 5, 1983 \* 100 Year Flood Elevation = 780.6

BENCH MARKS

- BM 2 RAILROAD SPIKE IN THE WEST SIDE OF A 6" TREE, 150.8 WEST OF THE EAST PROPERTY LINE. ELEV. 857.87
  - BM 3 RAILROAD SPIKE IN THE WEST SIDE OF A 6" TREE, 150.8 WEST OF THE EAST PROPERTY LINE. ELEV. 861.15
  - BM 4 RAILROAD SPIKE IN THE WEST SIDE OF A 12" HICKORY AT THE N.E. CORNER OF THE PROPERTY. ELEV. 865.95
  - BM 5 RAILROAD SPIKE IN THE SOUTH SIDE OF AN 18" OAK, 102' NORTH OF THE NORTH PROPERTY LINE. ELEV. 856.96
  - BM 6 RAILROAD SPIKE IN THE EAST FOOT OF A 7" W. 18" TREE AT THE N.W. CORNER OF THE PROPERTY. ELEV. 863.48
  - BM 7 RAILROAD SPIKE IN THE EAST SIDE OF A 24" OAK AT THE WEST PROPERTY LINE. ELEV. 863.17
  - BM 8 TRAVERSE I.P. 550' NORTH OF MORSE ROAD. ELEV. 863.33
  - BM 10 18" OAK AT THE N.W. CORNER OF AN 18" OAK AT THE S.W. CORNER OF THE PROPERTY. ELEV. 864.17
  - BM 11 RAILROAD SPIKE IN THE WEST SIDE OF A 6" WILDCHERRY 250' NORTH OF MORSE ROAD. ELEV. 864.23
  - BM 12 TOP OF CONCRETE AROUND GATE POST 75'4" NORTH OF MORSE ROAD. ELEV. 862.64
- SOURCE  
 FM FRANKLIN COUNTY BENCH MARK # 20, BRASS PLUG IN CONCRETE MONUMENT, 0.40 MI. E. ALONG MORSE RD. FROM THE JUNCTION OF MORSE RD. 137.7' S.W. OF A EAST IRON WIRE, 51.8' N. OF THE E.L. OF MORSE RD. 36.7' E. OF UTILITY POLE 10480, 3 FT. N. OF A 2" IN. BELOW SURFACE. ELEV. 861.455



BASIS OF BEARINGS:  
 The Bearings are based on a meridian in a bearing system in which the centerline of Morse Road west of Stelzer Road has a bearing of North 86°14'49" West.

