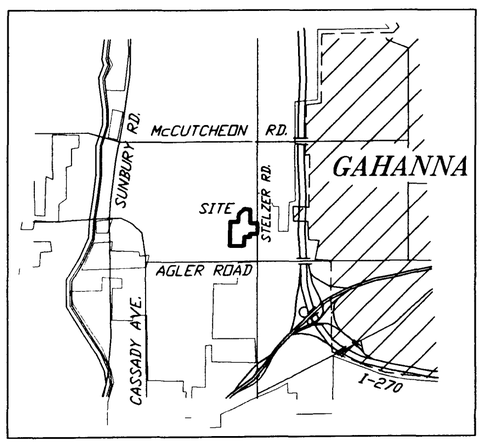
ALTA SURVEY
LOCATED IN
QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



(NOT TO SCALE)

FORAKER DRIVE
GLENBAR DRIVE
GLENBAR COURT
ELSINOR ROAD
LANGDON ROAD
CODET ROAD
STELZER ROAD
AGLER ROAD

Somerset No. 4
P.B. 37, Pg. 98–101

S 85°47'34" E
135.00'

S 78°49'16" E
50.38'

S 86°29'04" E
119.25'

N 86°31'53" W
387.60'

P.O.B.

N 03°57'06" E 233.98'

F.C.G.S. 8858

938.47'

N 50°34'36" E
380.09'

N 04°12'26" E
392.00'

116.56'

S 85°47'34" E
406.56'

N 03°34'44" E
1223.13'

280.00'
N 86°25'16" W

434.36'
S 03°34'44" W

242.11'
S 03°46'47" W

52.52'
S 03°56'28" W

S 86°34'38" E
373.59'

S 03°52'47" W
92.82'

373.86'
N 86°34'13" W

S 03°31'40" W
23.42'

65.01'
S 03°56'28" W

224.32'
N 86°09'31" W

52.21'
S 03°26'48" W

456.41'
S 03°46'47" W

1548.07'
R/W

1076.02'
1052.60'
N 03°31'40" E

N 86°25'16" W
566.99'
412.24'

N 03°34'44" E
60.00'

N 86°25'16" W
617.73'

Δ=24°15'29"
R=370.00'
ChB=S 81°26'59" W
ChD=155.48'

32.845 Ac.

4.919 Ac.

(0.157 Ac.)

(0.271 Ac.)

3.00 Ac.

5.00 Ac.

0.97 Ac.

Vacation of Portions of Somerset No. 3, Somerset No. 4 and Somerset No. 6
P.B. 90, Pg. 49

David S. Gutridge, Trustee
O.R. 16546G03

Northside Church of God, Inc.
D.B. 3792, Pg. 735

898 899 900 901 902 946 947 948 949 950 951 952 953 954 955 956 957 958 959 978 979 980 981 982 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1223

Conc. Sidewalk
Util. Marker
Conc. Curb
Fence along P.L.

City of Columbus
10' Storm Sewer Easement
D.B. 2890, Pg. 361

City of Columbus
5' Storm Sewer Easement 951
D.B. 2890, Pg. 357

City of Columbus
10' Sanitary Sewer Easement
D.B. 2890, Pg. 365

City of Columbus
Sanitary Sewer Easement
D.B. 2890, Pg. 358

City of Columbus
Storm Sewer Easement
D.B. 2890, Pg. 362

City of Columbus
Sanitary Sewer Easement
D.B. 2890, Pg. 360

Columbus & Southern Ohio Electric Company
3' Electric Transmission Easement
D.B. 2897, Pg. 558

City of Columbus
18' Sanitary Sewer Easement
D.B. 2608, Pg. 260

City of Columbus
20' Sanitary Sewer Easement
O.R. 14461102

Ditch

George Jr. & Joann Dixon
D.B. 3377, Pg. 204

Abbott Laboratories
O.R. 30898F13

O.R. 31764D06

O.R. 30709G16

Steven W. Steenburgh
O.R. 18084B01

Abbott Laboratories
I.N. 199707080042060

D & H Capital, Ltd.
I.N. 199810060255525

Lifestyle Communities, Ltd.
1.00 Ac.
I.N. 199807290190167

Lifestyle Communities, Ltd.
1.00 Ac.
I.N. 199809090228761

D & H Capital, Ltd.
1.547 Ac.
I.N. 199810060255529

Constance E. Baker
O.R. 26990D19

Robert A. & Brenda L. Wilson
D.B. 3687, Pg. 678

D & H Capital, Ltd.
I.N. 199810070256931

D & H Capital, Ltd.
I.N. 199810060255527

David S. Gutridge, Trustee
1.00 Ac.
O.R. 16546G03

James R. & Olivia Jackson
D.B. 3476, Pg. 427

Winston W. White
O.R. 10310H05

Orville Q. & Virginia L. Jones
D.B. 1732, Pg. 480

David S. Gutridge
O.R. 16546G03

Assignment of Ohio Fuel and Gas to Columbia Gas of Ohio, Inc.
D.B. 2548, Pg. 90

Said property is subject to the following:

Ohio Fuel Gas Company
Blanket Gas Line Easement
D.B. 1210, Pg. 313

Columbus Railway Power & Light Company
Electric transmission line easement along westerly roadway of Stelzer Road
D.B. 922, Pg. 204

Ohio Fuel Gas Company
Gas pipeline easement along westerly roadside
D.B. 1963, Pg. 575

The following items, within said premises, are vacated under the plat entitled "Vacation of Portions of Somerset No. 3, Somerset No. 4 and Somerset No. 6", of record in P.B. , Pg.

Columbus & Southern Ohio Electric Company
Right-of-way for electric transmission within the easement lines upon the recorded plats of:

Somerset No. 4, P.B. 37, Pg. 98–101
Somerset No. 6, P.B. 37, Pg. 103

Recorded under D.B. 2648, Pg. 234

All building setback lines & utility easements as shown upon the recorded plats of:

Somerset No. 4, P.B. 37, Pg. 98–101
Somerset No. 6, P.B. 37, Pg. 103

Columbus & Southern Ohio Electric Company
5' Pole Line Easement
D.B. 2354, Pg. 242

F.C.G.S. 6621

AGLER ROAD
F.C.G.S. 2264

LEGEND
- Power Pole
- Utility Pole
- Tel. Ped.
- San. Sewer M.H.
- Guy Wire
- Catch Basin
- Exist. Wetlands

NOTE:

Subject parcels are located within zoning SubArea 3E (32.845 Ac.) & SubArea 2 (4.919 Ac.)

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments 6621 & 8858, having a bearing of North 3°52'47" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

October 29, 1998

100' 0 100' 200'

GRAPHIC SCALE
(IN FEET)

- P.K. Nail Fnd.
- P.K. Nail Set
- R.R. Spk. Fnd.
- R.R. Spk. Set
- I.P. Fnd.
- I.P. Set

I.P. set are 3/4" O.D. Iron Pin 30" long w/cap inscribed EMH&T.

The following items from Title Commitment No. 9811031-CCT do not apply to said Premises:

D.B. 1509, Pg. 492
D.B. 1861, Pg. 18
D.B. 2897, Pg. 584

STATE OF OHIO
CLARK E. WHITE
7868
REGISTERED PROFESSIONAL SURVEYOR

SURVEYED & PREPARED BY
EMH&T INC.
CONSULTING ENGINEERS & SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
(614) 471-5150

The undersigned hereby certifies to KeyBank National Association, Central City Title Agency, Ltd., Stewart Title Guaranty Company and Residents at Towne Center & Associates, Ltd. as of December 2, 1998 that this survey was actually made upon the ground; that it and the information, courses and distances shown theron 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 location of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines affecting the property; that there are no easements 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 easement; 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; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of an Urban Class, as defined therein and includes the following items of Table A thereof: 1, 2, 3, 4, 8, 9, 10, 11 and 13.

By: Clark E White
Professional Surveyor No. 7868

LIFESTYLE COMMUNITIES / S05808/S5808AS3