



**LEGEND**

● IPF IRON PIN FOUND	■ MON MONUMENT BOX FOUND
○ IPS IRON PIN SET	□ CMP CONCRETE RIGHT-OF-WAY MONUMENT FOUND
▲ RRSF RAILROAD SPIKE FOUND	● STONE STONE FOUND
▲ RRSF RAILROAD SPIKE SET	
◆ PROF. PK. WALL FOUND	
⊕ LIGHT POLE	— SIGN
⊕ POWER POLE	— MAILBOX
⊕ GUY WIRE	⊕ WATER VALVE
⊕ ELECTRIC TRANSFORMER	⊕ WATER TAP
⊕ ELECTRIC MANHOLE	⊕ WATER METER
⊕ COMBINATION POLE	⊕ WATER METER PIT
⊕ CATCH BASIN	⊕ FIRE HYDRANT
⊕ CURB INLET	⊕ DOWNSPOUT
⊕ STORM MANHOLE	⊕ TEST BORE
⊕ SANITARY MANHOLE	⊕ BENCHMARK
⊕ SANITARY CLEAN OUT	⊕ RAILROAD STOP BLOCK
⊕ TRAFFIC MANHOLE	⊕ MONITOR WELL
⊕ TRAFFIC SIGNAL BOX	— STM — STORM SEWER LINE
⊕ TRAFFIC POLE	— SAN — SANITARY SEWER LINE
⊕ GAS MARKER	— GAS — GAS LINE
⊕ GAS METER	— WA — WATER LINE
⊕ GAS VALVE	— U.G.T. — UNDERGROUND TELEPHONE LINE
⊕ GAS TAP	— U.G.E. — UNDERGROUND ELECTRIC LINE
⊕ TELEPHONE PEDESTAL	— O.H. — OVERHEAD UTILITY LINE
⊕ TELEPHONE POLE	
⊕ CABLE T.V. PEDESTAL	

**TREE LEGEND**

⊕ DECIDUOUS TREES	⊕ CONIFEROUS TREES
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**DESCRIPTION OF A 14.352 ACRE TRACT OF LAND,  
LOCATED NORTH OF CHATTERTON ROAD,  
WEST OF BRICE ROAD,  
IN THE CITY OF COLUMBUS, OHIO**

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND LYING IN SECTION 25, TOWNSHIP 12, RANGE 21, REFUGEE LANDS AND BEING PART OF THE ORIGINAL 28.098 ACRE (PARCEL I) TRACT CONVEYED TO APOSTOLIC CHURCH OF CHRIST BY DEED OF RECORD IN OFFICIAL RECORD 04728, PAGE A11, ALL RECORDS HEREIN OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND SAID 14.352 ACRE TRACT BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN FOR REFERENCE, AT A FRANKLIN COUNTY MONUMENT F.C.G.S. NO. 9918 AT THE INTERSECTION OF BRICE ROAD AND CHATTERTON ROAD;

THENCE NORTH 85° 26' 22" WEST, A DISTANCE OF 1044.01 FEET, ALONG THE CENTERLINE OF SAID CHATTERTON ROAD TO A POINT;

THENCE NORTH 04° 33' 38" EAST, A DISTANCE OF 53.68 FEET, LEAVING THE SAID CENTERLINE TO AN IRON PIN SET IN THE NORTHERLY LINE OF A 6.764 ACRE TRACT CONVEYED TO CITY OF COLUMBUS BY DEED OF RECORD IN INSTRUMENT NUMBER 200010240215185, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHATTERTON ROAD, SAID IRON PIN BEING THE POINT OF TRUE BEGINNING;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CHATTERTON ROAD:

1. NORTH 85° 57' 38" WEST, A DISTANCE OF 404.37 FEET, TO AN IRON PIN SET;
2. NORTH 04° 33' 38" EAST, A DISTANCE OF 5.00 FEET, TO AN IRON PIN SET;
3. NORTH 85° 26' 22" WEST, A DISTANCE OF 415.64 FEET, TO AN IRON PIN SET IN THE EASTERLY LINE OF THE SUBDIVISION OF "KINGSTON CROSSING, SECTION F", A SUBDIVISION OF RECORD IN PLAT BOOK 97, PAGE 87

THENCE NORTH 04° 12' 57" EAST, A DISTANCE OF 639.87 FEET, ALONG THE EASTERLY LINE OF SAID "KINGSTON CROSSING, SECTION F", TO A HARROW TOOTH FOUND BEING THE NORTHWEST CORNER OF SAID ORIGINAL 28.098;

THENCE SOUTH 85° 16' 56" EAST, A DISTANCE OF 1219.75 FEET, ALONG THE NORTHERLY LINE OF SAID ORIGINAL 28.098 ACRE TRACT, A LINE COMMON WITH THE SOUTHERLY LINES OF THE ORIGINAL 51.63 ACRE TRACT (TRACT I) CONVEYED TO DOROTHY EVANS AND MABEL VARNER BY DEED OF RECORD IN OFFICIAL RECORD 027685, PAGE 109 AND A 5.419 ACRE TRACT CONVEYED TO KENNETH W. AND JANICE E. RAY BY DEED OF RECORD IN OFFICIAL RECORD 06677, PAGE 118, TO A HARROW TOOTH FOUND;

THENCE SOUTH 04° 38' 56" WEST, A DISTANCE OF 104.74 FEET, TO AN IRON PIN FOUND, AT A COMMON CORNER TO SAID 5.419 AND ORIGINAL 28.098 ACRE TRACTS;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES OVER AND ACROSS THE SAID ORIGINAL 28.098 ACRE TRACT:

1. SOUTH 04° 38' 56" WEST, A DISTANCE OF 145.23 FEET, TO AN IRON PIN SET;
2. NORTH 85° 16' 30" WEST, A DISTANCE OF 395.51 FEET, TO AN IRON PIN SET;
3. SOUTH 04° 33' 38" WEST, A DISTANCE OF 388.99 FEET, TO THE POINT OF BEGINNING, CONTAINING 14.352 ACRES, MORE OR LESS.

**GENERAL NOTES:**

1. THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL.
2. THIS SURVEY DOES NOT REPRESENT ALL UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.
3. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE".

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N 52°57'44"E FROM THE OHIO STATE PLAIN COORDINATE SYSTEM, 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.

**UTILITY STATEMENT:**

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.

**BENCHMARKS:**

BM-1 TOP OF NORTHEAST CORNER OF A CONCRETE HEADWALL, ON THE NORTH SIDE OF CHATTERTON ROAD, 70 FEET +/- EAST OF THE CENTERLINE OF LEGION LANE. ELEV. = 769.18 (1988 DATUM)

BM-2 NORTH BOLT OF A FIRE HYDRANT, ON THE SOUTH SIDE OF CHATTERTON ROAD, SECOND HYDRANT EAST OF THE CENTERLINE OF LEGION LANE. ELEV. = 774.21 (1988 DATUM)

BM-3 RAILROAD SPIKE SET IN THE NORTHWEST ROOT OF A 16 INCH TREE, 50 FEET +/- SOUTH OF THE NORTHEAST PROPERTY CORNER. ELEV. = 780.86 (1988 DATUM)

BM-4 COTTON SPIKE SET IN WEST SIDE OF A 10 INCH TREE IN THE NORTH PROPERTY LINE, 600 FEET +/- EAST OF THE NORTHWEST PROPERTY CORNER. ELEV. = 765.22 (1988 DATUM)

**NOTES PER TITLE COMMITMENT:**

NO TITLE COMMITMENT PROVIDED.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM AND NSPS IN 1999, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

ALTA/ACSM SURVEY OF  
**14.352 ACRES**  
LYING IN  
SECTION 26, TOWNSHIP 12, RANGE 21  
**REFUGEE LANDS**  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

60 0 60 120  
SCALE IN FEET  
SCALE: 1 INCH = 60 FEET

PREPARED BY:  
**R.D. Zande & Associates**  
1237 DUBLIN ROAD  
COLUMBUS, OHIO 43215

STATE OF OHIO  
JEFFREY D. HOFIUS  
S-7455  
REGISTERED SURVEYOR

R. D. ZANDE & ASSOCIATES, INC.  
JEFFREY D. HOFIUS  
REGISTERED SURVEYOR NO. 7455

DATE

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