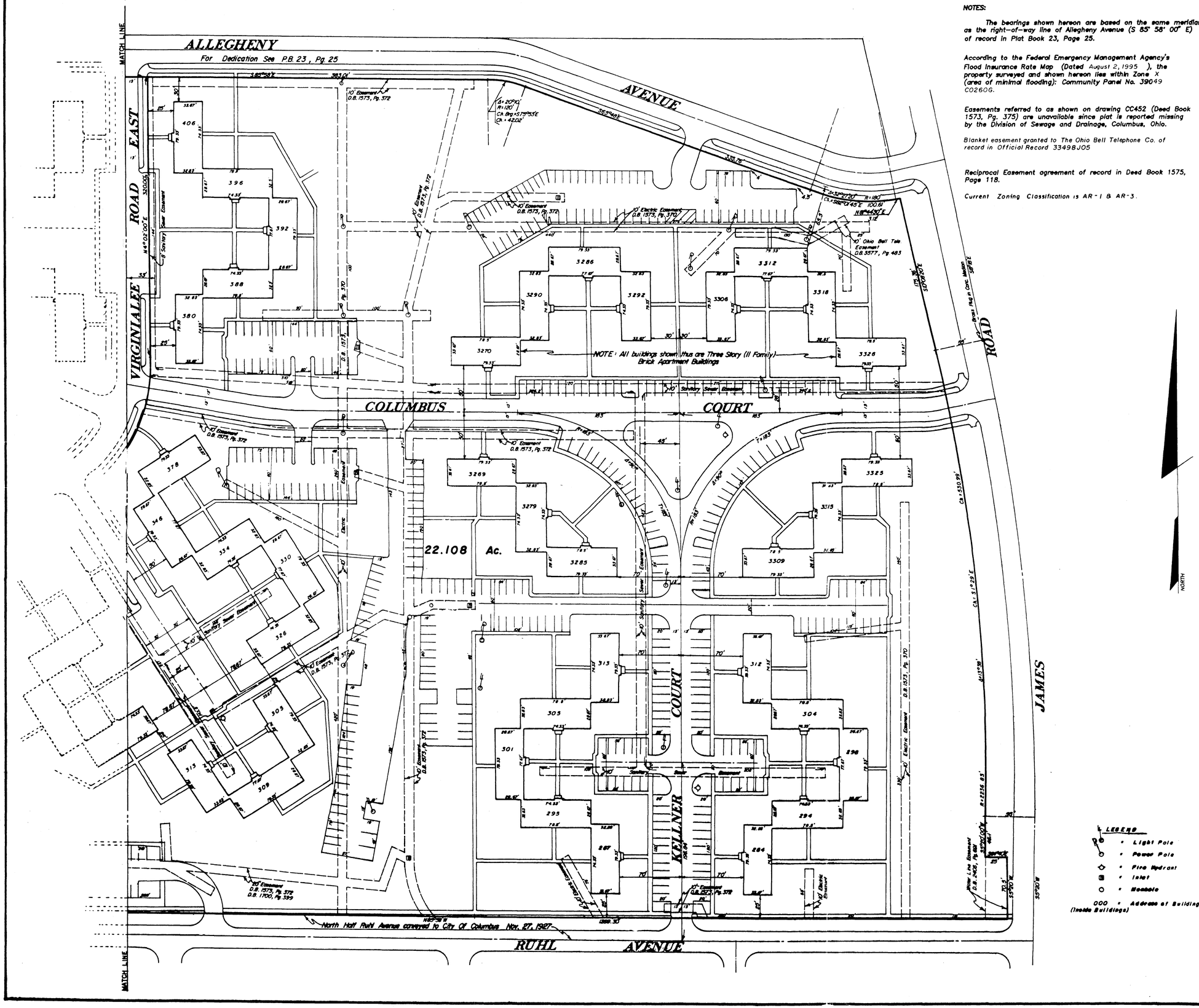
ALTA / ACSM LAND TITLE SURVEY

LOCATED IN SECTION 6, TOWNSHIP 12, RANGE 21,

REFUGEE LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



NOTES:

The bearings shown hereon are based on the same meridian as the right-of-way line of Allegheny Avenue (S 85° 58' 00" E) of record in Plat Book 23, Page 25.

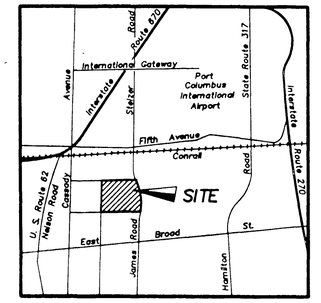
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (Dated August 2, 1995), the property surveyed and shown hereon lies within Zone X (area of minimal flooding): Community Panel No. 39049 C0260G.

Easements referred to as shown on drawing CC452 (Deed Book 1573, Pg. 375) are unavailable since plat is reported missing by the Division of Sewage and Drainage, Columbus, Ohio.

Blanket easement granted to The Ohio Bell Telephone Co. of record in Official Record 33498J05

Reciprocal Easement agreement of record in Deed Book 1575, Page 118.

Current Zoning Classification is AR-1 & AR-3.



LOCATION MAP
No Scale

NORTH

LEGEND

- Light Pole
- Power Pole
- Fire Hydrant
- Inlet
- Manhole
- 000 = Address of Building (Inside Buildings)

The undersigned, being a registered surveyor of the State of Ohio, certifies to (i) Federal National Mortgage Association, its successors and assigns, and (ii) Commonwealth Land Title Insurance Company as follows:

1. This map or plat and the survey on which it is based were 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 1992 and this survey meets the requirements for an Urban Survey as defined therein.
2. The survey was made on the ground on August 24, 1998 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
3. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
4. There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, or alleys, or (b) by the improvements on adjoining properties, streets, or alleys upon the subject property.
5. The location of each easement, right-of-way, servitude and other matter affecting the subject property and listed in the title insurance commitment dated July 6, 1998, issued by Commonwealth Land Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
6. The subject property has access to and from a duly dedicated and accepted public street or highway.
7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
8. The record description of the subject property forms a mathematically closed figure.
9. No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

By: Thomas D. Sibbalds
Thomas D. Sibbalds
Registered Surveyor No. 5908

SCALE 1" = 50' AUGUST 27, 1998

50' 25' 0' 50'
GRAPHIC SCALE 1" = 50'

1/2

MATCH LINE
ALLEGHENY AVENUE
For Dedication See P.B. 23, Pg 25
S85°58'00"E
MAINTENANCE BUILDING
Fence
10' Elec. Easement
5.669 Ac.
Note: All buildings shown thus are three story (11 family) brick apartment buildings.
10' Easement D.B.1573, Pg. 372
10' San. Sewer Easement
10' Electric Easement
PLAY GROUND
D.B. 1575, Pg. 118 Sanitary Sewer Easement
WEST VIRGINIALEE ROAD
N4°02'00"E
S4°02'00"W
19.986 Ac.
4.388 Ac.
CHESTERFIELD ROAD
N36°32'00"E
S36°32'00"W
N54°32'00"E
S54°32'00"W
Ch= S 20°36'33" E 145.93' R=175.00' Δ=49°17'06"
Ch=N40°58'00"W 176.78' R=125.00' Δ=90°00'00"
Ch= S49°02'00"W 176.78' R=125.00' Δ=90°00'00"
Ch= S73°49'25"E 73.63' R=175.00' Δ=24°17'19"
Ch= S40°58'00"E 176.78' R=125.00' Δ=90°00'00"
CH= N 49°02'00"E 176.78' R=125.00' Δ=90°00'00"
CH=N49°02'00"E 247.49' R=175.00' Δ=90°00'00"
S85°58'00"E 10.00'
N85°58'W 300'
For Dedication See P.B. 23, Pg. 25
(Former Marion-Truro Township Line)
0.302 Ac. Conveyed to City of Columbus See D.B 1745, Pg. 202
Easement O.R. 34707A12
10' Elec. Easement D.B. 1573, Pg. 370
20' Easement D.B. 1573, Pg. 372 D.B. 1700, Pg. 399
10' Electric Easement D.B. 1573, Pg 370
GOULD ROAD
N3°53'00"E
West Line Section 6
0.349 Ac. Conveyed to City of Columbus - See D.B.1745, Pg. 198
755.80' To S.W. Corner Section 6
10' Easement D.B. 1700, Pg 397
10' Sanitary Sewer Easement D.B. 1573 Pg. 372
Easement D.B. 1681, Pg. 21
Easement D.B. 1573 Pg. 372
10' Elec. Ease.
PLAYGROUND
N 85°58'00"W 622.28'
Easement Inst. No. 199710010173331
North Half Ruhl Ave. Conveyed to City of Columbus Nov. 27, 1927
Ohio Bell Telephone Ease. D.B.3577, Pg.480
10' San. Ease.
RUHL AVENUE
3002 3015 3019 3020 3031 3032 3039 3042 3045 3049 3050 3057 3068 3074 3077 3082 3083 3087 3090 3094 3095 3100 3103 3104 3108
3009 3013 3016 3017 3023 3024 3025 3027 3030 3034 3035 3036 3040 3043 3053 3063 3064
341 343 345 347 346 348 350 356 357 358 359 373 377
381 389 393 394 395 397 404 405 407 408 409 412 413 422 423
371 372 373 374 375
320 321 330 331 335 342 343 345 374