

ALTA / ACSM SURVEY

1.757 ACRES

PART OF THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 12 NORTH, RANGE 21 WEST, REFUGEE LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SOPHIE UNTCH, et al PROPERTY
OFFICIAL RECORD 17839 102

PREPARED FOR:

UMA Architecture
538 East Rich Street
Columbus, Ohio 43215
(614) 464-0627

LEGAL DESCRIPTION OF 1.757 ACRES FROM THE SOPHIE UNTCH, et al PROPERTY

Situate in the City of Columbus, Franklin County, Ohio, being part of the northwest quarter of Section 29, Township 12 North, Range 21 West, Refugee Lands, being part of a 1.816 acre tract conveyed to Sophie Untch, et al, recorded in Official Record 17839 102 of the Franklin County Recorder's Office, being more particularly described as follows:

Beginning at a spike found in the centerline of Petzinger Road at the northwest corner of said 1.816 acre tract and the herein described tract, said spike also being a northeast corner of LEXINGTON SECTION NO. 1 subdivision, recorded in Plat Book 40, Page 24 and 25, and being North 70 degrees 37 minutes 24 seconds West a distance of 400.01 feet from the centerline Courtright Road;

THENCE South 70 degrees 37 minutes 41 seconds East along the centerline of Petzinger Road for a distance of 208.73 feet to the northwest corner of a 0.604 acre tract conveyed to William R. Schlanger (D.R. 14957 C12);

THENCE South 05 degrees 02 minutes 58 seconds West along the west line of said 0.604 acre tract (passing a 3/4" iron pipe set at 30.96 feet) for a distance of 180.96 feet to a 3/4" iron pipe set at the southwest corner of said 0.604 acre tract;

THENCE South 70 degrees 37 minutes 41 seconds East along the south line of said 0.604 acre tract for a distance of 150.00 feet to a 3/4" iron pipe found bent in concrete, on the west right of way line of Courtright Road, being the west line of a 0.223 acre tract conveyed to the City of Columbus (D.B. 2783, Pg. 96);

THENCE South 05 degrees 02 minutes 58 seconds West along said west line for a distance of 70.87 feet to a 3/4" iron pipe set at the southwest corner of said 0.223 acre tract, being on the north line of a 0.980 acre tract conveyed to Paul E. Jones (D.B. 3517, Pg. 314);

THENCE North 84 degrees 45 minutes 00 seconds West along the north line of said 0.980 acre Jones tract (being the south line of the Untch, et al tract) for a distance of 348.14 feet to a 3/4" iron pipe found at the southwest corner of the Untch, et al tract and being on the east line Lot 159 of LEXINGTON SECTION NO. 1 subdivision;

THENCE North 05 degrees 08 minutes 35 seconds East along the west line of the Untch, et al tract and the east line of LEXINGTON SECTION NO. 1 (passing the southerly right-of-way line of Petzinger road at 308.41 feet and passing a 3/4" iron pipe found at 308.68 feet) for a distance of 338.35 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.757 acres more or less.

This description prepared by Ahlers, Moie and Associates, Inc. based on an actual survey in November 1994. Bearings for this description and survey based on the south line of the Sophie Untch, et al tract (Official Record 17839 102) as North 84 degrees 45 minutes 00 seconds West.

94-3800/leg John R. Ahlers, P.S. #6200

To All Parties Interested in Title to the Premises Surveyed:

I hereby certify to the United States Department of Housing and Urban Development, COMMUNITY HOUSING NETWORK, HUMMEL TITLE AGENCY, INC., and to their successors and assign, that an actual survey was made by me or under my supervision of the land shown hereon located in the City of Columbus, Ohio on November 30, 1994 and this survey was made in accordance with the HUD Survey Instructions and Certificate, Form HUD-92547, meet the requirements of an Urban Survey, as defined in the "Minimum Standard Details Requirements for ALTA/ACSM Land Title Surveys" as adopted in 1992, and meet or exceed the accepted professional practices for land title, topographic, and utility surveys for the design and construction of multi-family housing projects in the jurisdiction where the project is located.

To the best of my knowledge, belief, and information, except as shown hereon, there are no encroachments either way across property lines; there is no evidence of high pressure gas or hazardous liquids transmission lines, as defined by Title 49, Parts 152 and 153 of the Code of Federal Regulations, across or with in 220 yards of the premises at the nearest point.

Said premises is located within an area having a Zone Designation C by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0095 C, with a date of identification of January 16, 1987, for Community No. 390170 in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

John R. Ahlers
John R. Ahlers, P.S. 6200
6-27-95
Date

LEGEND

- Iron Pipe Found
- Iron Pipe Set
- △ Railroad Spike Set
- Stone Found
- Monument Found
- Sanitary Sewer
- Storm Sewer
- Water Line
- Electric (overhead)
- Gas Line
- Telephone (overhead)
- Fence
- Fire Hydrant
- Valve
- Power Pole
- Light Pole
- Sign Post
- Street Sign
- Tree (Deciduous)
- Tree (Conifer)
- Shrub
- Flag Pole
- Test Boring

THIS SITE IS ZONED BY THE CITY OF COLUMBUS AS AR-3 (APARTMENT RESIDENTIAL), WITH A FRONT SETBACK OF 25 FEET, REAR AND SIDE SETBACKS OF 5 FEET. FOR MORE INFORMATION OR CLARIFICATION CONTACT: THE CITY OF COLUMBUS DEVELOPMENT DEPARTMENT / REGULATION DIVISION 1250 FAIRWOOD AVENUE, COLUMBUS, OHIO 43206 (614) 645-7314

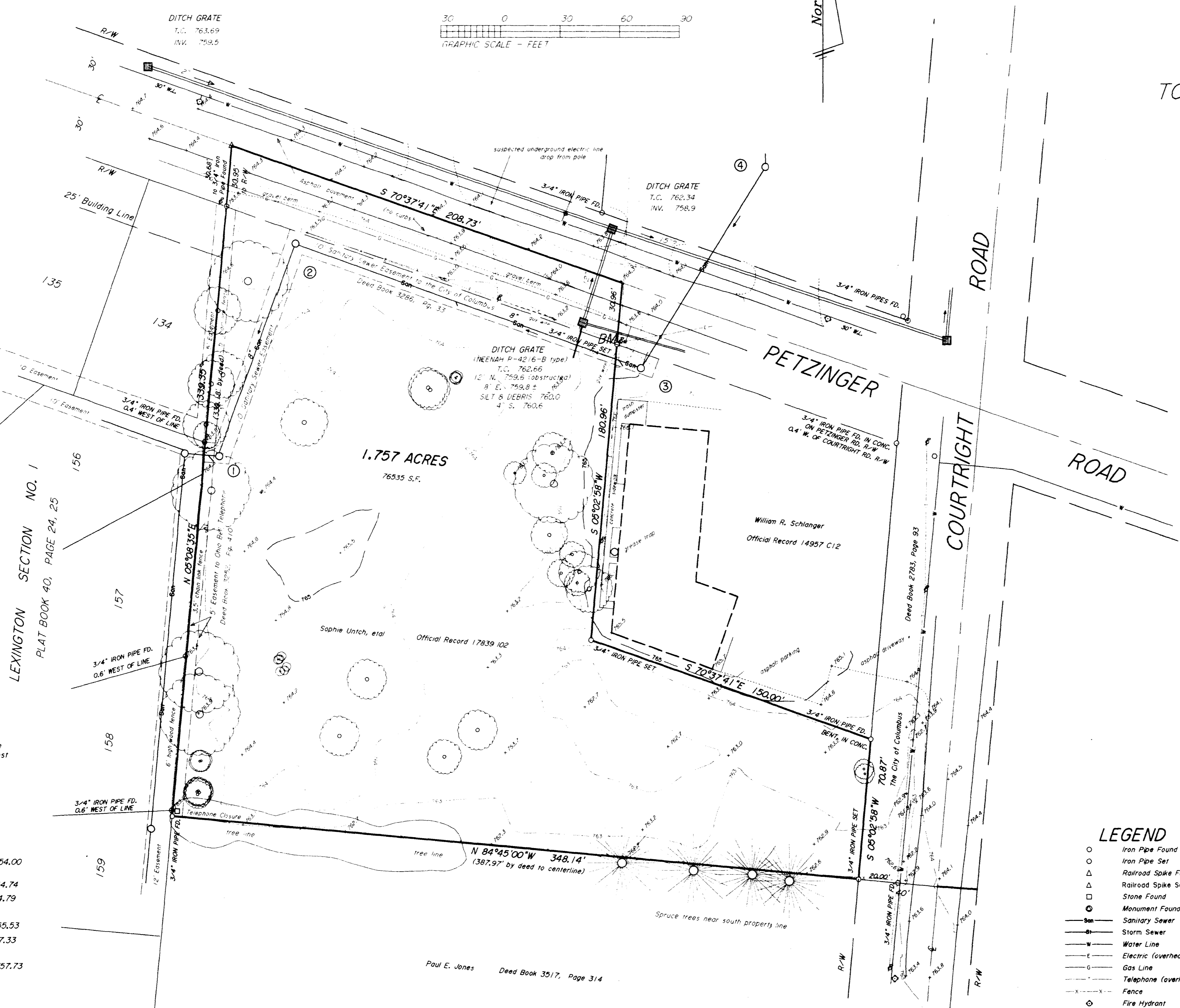
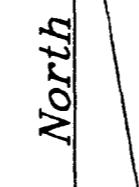
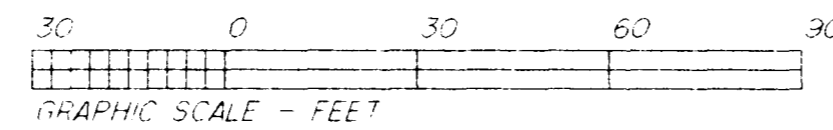
AHLERS, MOE & ASSOC. INC.
Engineers & Surveyors
360 West Waterloo Street
Canal Winchester, Ohio 43110
(614) 837-1178 FAX (614) 837-8458

DECEMBER 14, 1994

94-3800

REVISED JUNE 27, 1995, (EASEMENT NOTES)

Bearings based on the south line of the subject property as North 84 degrees 45 minutes 00 seconds West as referenced in Certificate of Transfer to Sophie Untch, et al recorded in Official Record 17839 102



LEXINGTON SECTION NO. 1
PLAT BOOK 40, PAGE 24, 25

BENCHMARK

Spike in south side of power pole near northeast corner of property, south side of Petzinger Road, approximately 165' west of centerline of Courtright Road.
ELEVATION 764.59 (NAVD 88)

SANITARY SEWER DATA

①	T.C. 763.90	8" N. 8 W.	754.00
②	T.C. 763.84	8" S.	754.74
		8" E.	754.79
③	T.C. 764.03	8" W.	755.53
		8" N.	757.33
④	T.C. 763.53	8" N. 8 W.	757.73

EASEMENT NOTES FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. HTA-1864

- Item 8. Easement to The Columbus Railway Power and Light Company of record in Deed Book 906, Page 357, Deed Book 906, Page 358, and Deed Book 906, Page 360 appears to apply to power lines along Petzinger Road and Courtright Road. This easement does not state a specific width of easement. Easement on Page 357 appears to directly affect this site, but it is not determinable whether Pages 358 or 360 directly affect this site. This easement may now be assigned to Columbus Southern Power Company.
- Item 9. Easement to The Ohio Bell Telephone Company of record in Deed Book 3252, Page 410 is for an easement of 5 feet in width along the west edge of this site and is shown hereon.
- Item 10. Easement to the City of Columbus of record in Deed Book 3286, Page 32 is an easement 10 feet in width, for sanitary sewer, across the northwest corner and along the north side of this site, and is shown hereon.

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.

OHIO UTILITIES PROTECTION SERVICE
1-800-362-2764