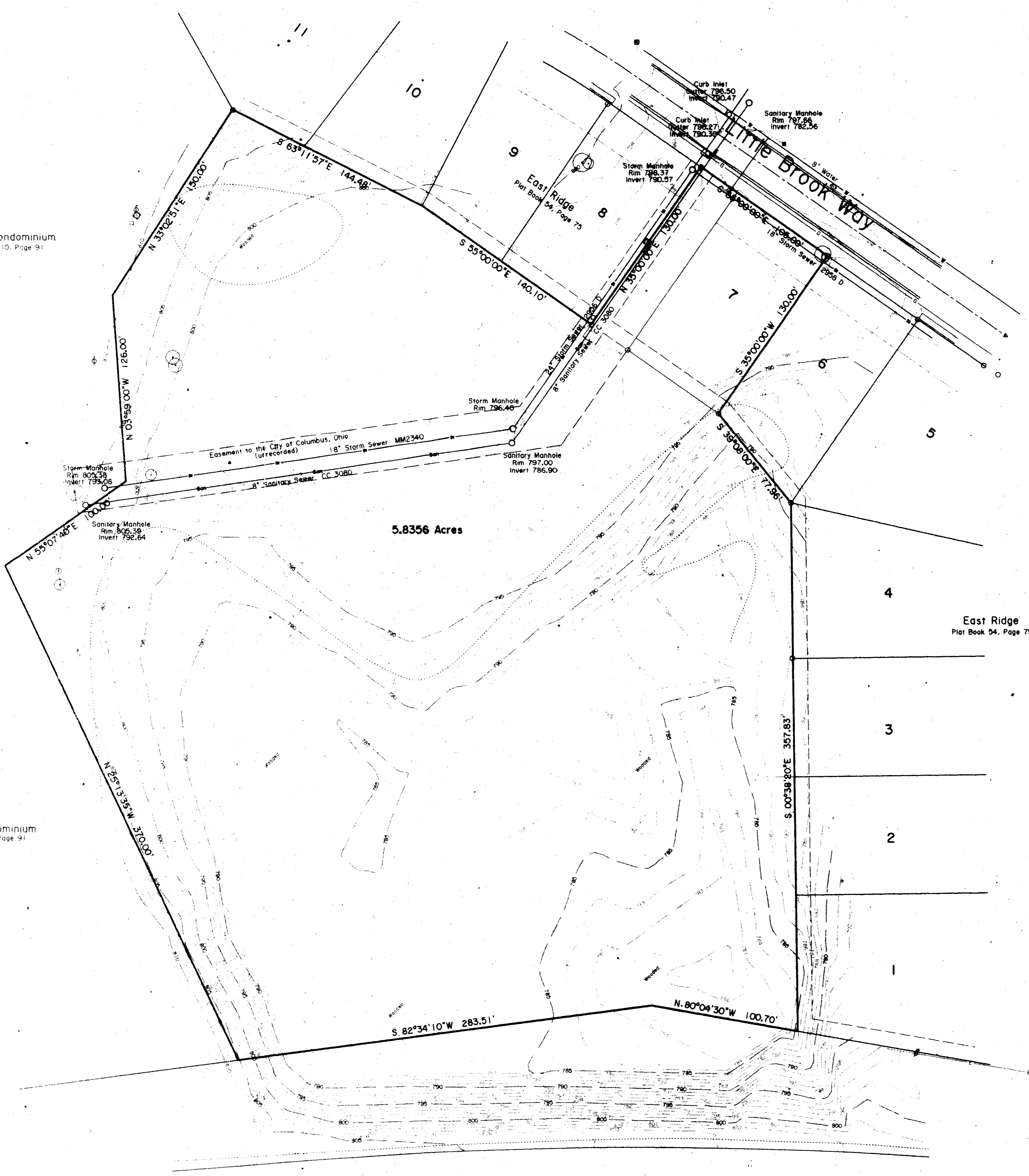


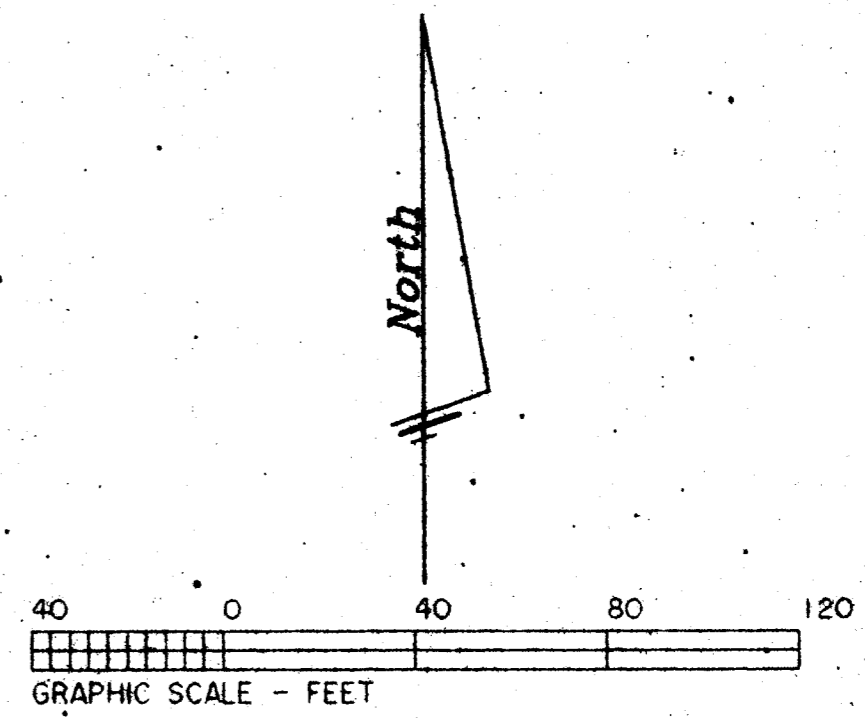
Appleyway East Condominium  
Condominium Plat Book 10, Page 91

Appleyway East Condominium  
Condominium Plat Book 10, Page 91



5.8356 Acres

Livingston Avenue



# Boundary and Topographic Survey

Section 14, Township 12 North, Range 21 West  
of the Refugee Tract  
City of Columbus, Franklin County, Ohio

### Legal Description

Situate in the City of Columbus, Franklin County, Ohio and being a part of Section 14, Township 2 North, Range 21 West of the Refugee Tract and also being the Willowbrook Construction Inc. parcel of record in Deed Book 5656, Page 563 and Lot 7 of East Ridge subdivision of record in Plat Book 54, Page 75 of the Franklin County Records Office and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe set at the northwesterly corner of Lot 6 of said East Ridge Subdivision;

THENCE South 35 degrees 00 minutes 00 seconds West, along the westerly line of said Lot 6, for a distance of 130.00 feet to a 3/4 inch iron pipe found;

THENCE South 36 degrees 06 minutes 00 seconds East, along the westerly line of said East Ridge subdivision, for a distance of 77.86 feet to a 2 1/4 inch iron pipe found;

THENCE South 00 degrees 36 minutes 20 seconds East, continuing along the westerly line of said East Ridge, for a distance of 357.83 feet to a point in the northerly line of Livingston Avenue;

THENCE North 80 degrees 04 minutes 30 seconds West, along the northerly line of said Livingston Avenue, for a distance of 102.70 feet to a point;

THENCE South 82 degrees 34 minutes 10 seconds West, continuing along the northerly line of said Livingston Avenue, for a distance of 283.51 feet to a point;

THENCE North 20 degrees 15 minutes 30 seconds West, along the easterly line of the Appleyway East Condominium (Condominium Plat Book 10, Page 91), for a distance of 370.00 feet to a point;

THENCE North 55 degrees 07 minutes 40 seconds East, continuing along the westerly line of said Appleyway East Condominium, for a distance of 100.00 feet to a point;

THENCE North 03 degrees 59 minutes 00 seconds West, continuing along the easterly line of said Appleyway East Condominium, for a distance of 126.00 feet to a point;

THENCE North 33 degrees 02 minutes 02 seconds East, continuing along the easterly line of said Appleyway East Condominium, for a distance of 150.00 feet to a 3/4 inch iron pipe found;

THENCE South 63 degrees 11 minutes 57 seconds East, along the westerly line of said East Ridge subdivision, for a distance of 144.48 feet to a point;

THENCE South 55 degrees 00 minutes 00 seconds East, continuing along the westerly line of said East Ridge subdivision, for a distance of 140.10 feet to a 3/4 inch iron pipe set;

THENCE North 35 degrees 00 minutes 00 seconds East, along the easterly line of Lot 8 of said East Ridge subdivision, for a distance of 130.00 feet to a 3/4 inch iron pipe set;

THENCE South 55 degrees 00 minutes 00 seconds East, along the westerly line of Little Brook Way (50 feet right-of-way), for a distance of 100.00 feet to the point of beginning.

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

Said property contains 5.8356 acres more or less.

This description was prepared by Ahlers, Moe and Associates, Inc. and is based on a field survey done in December 1996. The basis of bearings for this survey are the west line of the East Ridge subdivision its being South 00 degrees 36 minutes 20 seconds East.

### Notes

1. This property is subject to a blanket type easement in favor of Ohio Midland Power and Light, of record in Deed Book 2029, Page 644. Any above ground indication of the utility covered by said easement has been shown.
2. The easement in favor of the Columbus and Southern Ohio Electric Company of record in Deed Book 3712, Page 427 affects the subject property and is shown hereon in the form of the platted easements which this redundant and unnecessary document claims the right to use easement rights previously granted by the plat.
3. The easement in favor of the City of Columbus, Ohio of record in Deed Book 2952, Page 471, does not affect the subject property.
4. The easement in favor of the City of Columbus, Ohio of record in Deed Book 3064, Page 131, does not affect the subject property.
5. The easement in favor of the Coastal Communications of Central Ohio, Inc. of record in Official Record 627115 affects the subject property and is shown hereon in the form of the platted easements which this redundant and unnecessary document claims the right to use easement rights previously granted by the plat.

### To all parties interested in title to the premises surveyed:

I hereby certify to the United States Department of Housing and Urban Development, and to their successors and assigns, that an actual survey was made by me or under my supervision of the land shown hereon located in City of Columbus, Franklin County, Ohio, on December 12, 1996 and this survey was made in accordance with the HUD Survey Instructions and Certificate, Form HUD-92547, and meet the requirements of a suburban Survey as defined in the "Minimum Standard Detail Requirements of ALTA/ACSM Land Title Surveys" as adopted in 1992, and meet or exceed the accepted professional practices of 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.

Said premises is located within an area having a Zone Designation Zone C by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map Number OOTS C with a date of identification of January 16, 1987, for Community Number 360170 in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

The underground utility services hereon are for informational purposes only. The surveyor has not visually inspected nor located the underground utilities and does not guarantee the location of the underground utilities.

Ronald Rudnik PS 7223 Date 12/12/96

### LEGEND

- Iron Pipe Found
- Iron Pipe Set
- △ Railroad Spike Found
- △ Railroad Spike Set
- Stone Found
- Stone Set
- ⊙ Monument Found
- ⊙ Monument Set
- 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

**UTILITY WARNING**  
The location of underground utilities is shown on this map. It is the responsibility of the user to verify the location of underground utilities before any excavation or construction work is undertaken. The surveyor is not responsible for damage to or destruction of underground utilities.

**STATE OF OHIO**  
REGISTERED PROFESSIONAL SURVEYOR  
RONALD S. RUDNIK  
#7223

**AHLERS, MOE & ASSOC. INC.**  
Engineers & Surveyors  
360 West Waterloo Street  
Canal Winchester, Ohio 43110  
(814) 837-1178