

85607225

0-59-G

CITY OF COLUMBUS  
51.39 ACRES (PARCEL B)  
O.R. 06730 B15

4.759 AC.

NORTH PROP. LINE  
179.966 ACRE TRACT

MITCHELL TWP.  
(010-096160)  
4300 EAST FIFTH AVENUE LLC,  
ORIG. 179.966 ACRES  
INST. NO. 199710170122033

C/L STELZER ROAD

EX RIGHT-OF-WAY

EASTBANK REALTY LTD.  
13.37 ACRES

C/L AIRCENTER DRIVE

POINT OF TRUE  
BEGINNING  
4.759 AC.

4300 EAST FIFTH AVENUE LLC,  
ORIG. 179.966 ACRES  
INST. NO. 199710170122033

2.450 AC.

C/L AIRCENTER  
DRIVE (80')

JAMES ROAD VACATED  
ORDINANCE No. 1064-53, 11-29-53

BROOKS - COLUMBUS REALTY I LLC.  
36.0926 ACRES  
INST. 200203290079541

POINT OF TRUE  
BEGINNING  
2.450 AC.

ABRAHAM &  
RENIA SCHWARTZ  
10.112 ACRES  
INST. 199904190096524

(010-242143)  
PENNSYLVANIA  
HOLDING COMPANY  
8.492 ACRES  
INST. 199801160011404

MODERN  
BUILDERS  
SUPPLY, INC.  
2.353 ACRES  
O.R. 21382 B11

MODERN  
BUILDERS  
SUPPLY, INC.  
1.716 ACRES  
(PARCEL I)  
O.R. 08747 C15

MODERN  
BUILDERS  
SUPPLY, INC.  
ORIG. 5,205 ACRES  
O.R. 31464 101

HIRAM A. RICHARDSON &  
YVONNE K. RICHARDSON TR.  
1.5187 ACRES  
INST. 200001100006753

HIRAM A. RICHARDSON &  
YVONNE K. RICHARDSON TR.  
0.884 ACRES  
INST. 200110180240056

4300 EAST FIFTH AVENUE LLC,  
ORIG. 179.966 ACRES  
INST. NO. 199710170122033

RIGHT-OF-WAY DATA

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 36°47'28" W | 74.46'   |
| L2   | N 53°29'34" W | 125.00'  |
| L3   | S 86°23'16" E | 248.21'  |
| L4   | S 53°29'34" E | 125.00'  |
| L5   | S 36°47'28" E | 74.46'   |
| L6   | S 53°12'32" W | 180.00'  |
| L10  | N 04°06'05" E | 130.36'  |

RIGHT-OF-WAY DATA

| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C1    | 90°00'00"   | 50.00'  | 78.54'     | N 08°12'32" E | 70.71'       |
| C2    | 48°44'34"   | 210.00' | 178.65'    | N 61°09'45" W | 173.31'      |
| C3    | 32°02'28"   | 640.00' | 357.90'    | N 69°30'48" W | 353.26'      |
| C4    | 25°47'19"   | 560.00' | 252.06'    | N 66°23'14" W | 249.93'      |
| C5    | 03°09'15"   | 640.00' | 35.23'     | S 55°04'11" E | 35.23'       |
| C6    | 32°02'28"   | 560.00' | 313.16'    | S 69°30'48" E | 309.10'      |
| C7    | 48°44'34"   | 290.00' | 246.71'    | S 61°09'45" E | 239.34'      |
| C8    | 90°00'00"   | 50.00'  | 78.54'     | S 81°47'28" E | 70.71'       |
| C13   | 89°55'26"   | 50.00'  | 78.47'     | S 40°51'38" E | 70.66'       |
| C14   | 29°10'32"   | 640.00' | 325.89'    | S 71°14'05" E | 322.38'      |

CENTERLINE DATA

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L7   | N 36°47'28" W | 154.46'  |
| L8   | N 85°32'02" W | 401.95'  |
| L9   | N 53°29'34" W | 125.00'  |

CENTERLINE DATA


| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C9    | 48°44'34"   | 250.00' | 212.68'    | N 61°09'45" W | 206.32'      |
| C10   | 32°02'28"   | 600.00' | 335.53'    | N 69°30'48" W | 331.18'      |
| C11   | 10°44'22"   | 600.00' | 112.46'    | N 58°51'45" W | 112.30'      |
| C12   | 21°35'25"   | 600.00' | 226.09'    | N 75°01'38" W | 224.76'      |

NOTES:

1. THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL.
2. THIS SURVEY DOES NOT REPRESENT ANY 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".

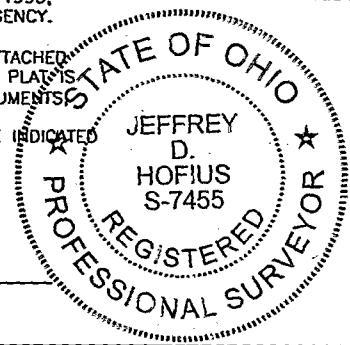
FLOOD ZONE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049CD26D G, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT. 3/4 INCH SOLID IRON PINS, PERMANENT MONUMENTS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOL: 

R. D. ZANDE & ASSOCIATES

*Jeffrey D. Hofius*  
JEFFREY D. HOFIUS  
REGISTERED SURVEYOR NO. 7455  
DATE 08/08/02



SURVEY OF  
2.450 & 4.759 ACRES  
AIRCENTER DRIVE RIGHT-OF-WAY  
LYING IN

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 17  
UNITED STATES MILITARY LANDS  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SCALE: 1 INCH = 300 FEET

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

LEGEND

- IPF IRON PIN FOUND
- ⊙ IPS SOLID IRON PIN SET
- IPS IRON PIPE SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSR RAILROAD SPIKE SET
- ◆ PKNF PK NAIL FOUND
- MON MONUMENT FOUND



SCALE IN FEET

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF SOUTH 85°33'07" EAST FOR THE CENTERLINE OF INTERNATIONAL GATEWAY (AIRPORT ROAD), AS SHOWN ON THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FRA-670-3.93-AA.

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