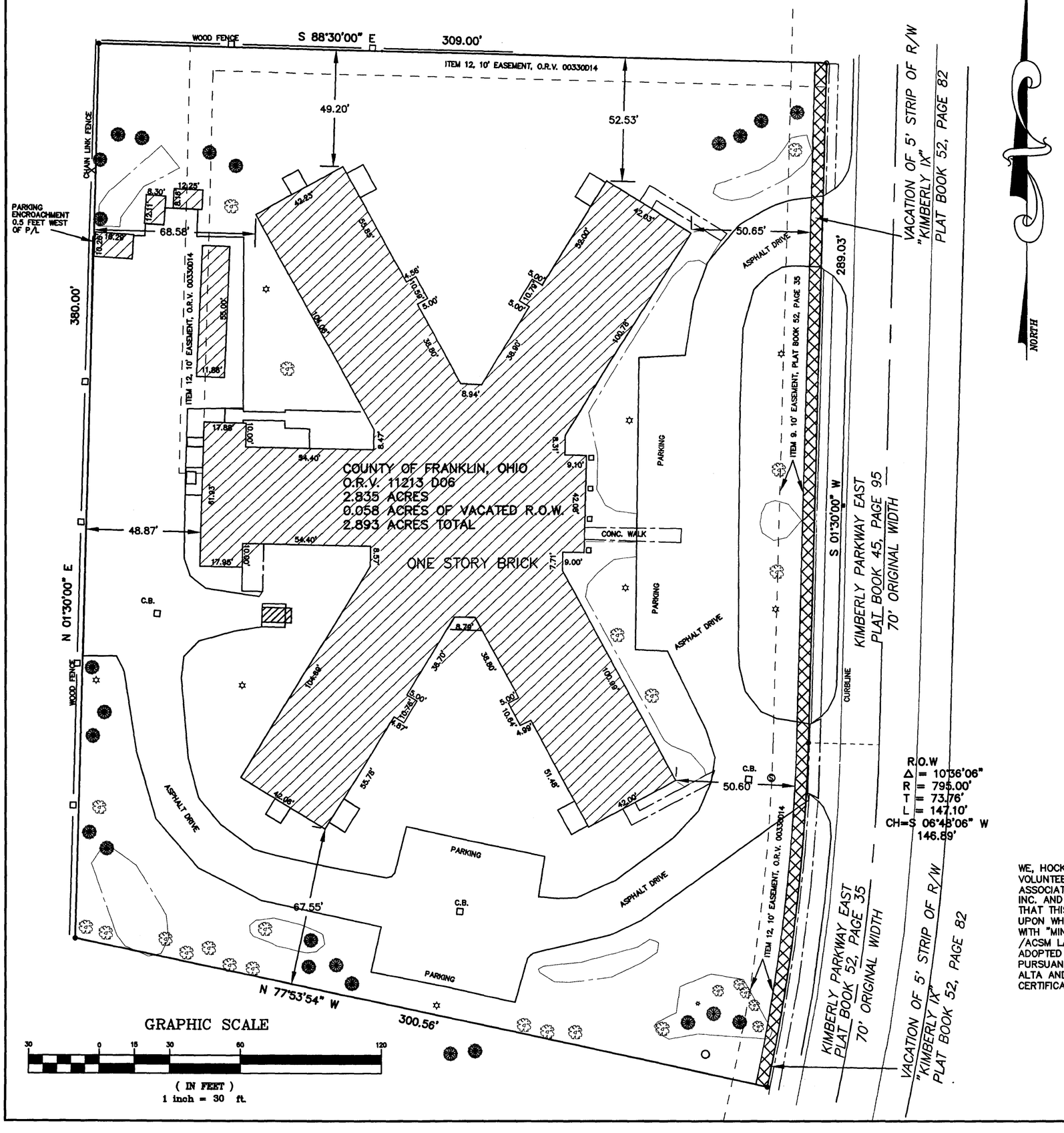
THE SUBJECT PROPERTY DOES NOT LIE IN A FLOOD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 390170 0095 C, EFFECTIVE DATE JANUARY 16, 1987.



DESCRIPTION OF 2.893 ACRES OF LAND
KIMBERLY PARKWAY EAST
COLUMBUS, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, SECTION 28, TOWNSHIP 12, RANGE 21, REFUGEE LANDS AND CONTAINING 2.893 ACRES OF LAND, MORE OR LESS, 2.835 ACRES OF SAID 2.893 ACRE TRACT BEING THAT TRACT OF LAND AS DESCRIBED IN DEED TO COUNTY OF FRANKLIN, OHIO OF RECORD IN OFFICIAL RECORD BOOK 11213 D06, AND 0.058 ACRES OF SAID 2.893 ACRE TRACT BEING THE VACATED PORTION OF THE WESTERLY RIGHT OF WAY OF KIMBERLY PARKWAY EAST NOW 60 FEET IN WIDTH, (ORIGINALLY 70 FEET IN WIDTH AS SHOWN IN PLAT BOOK 45, PAGE 95, AND IN PLAT BOOK 52, PAGE 35), THE SAME BEING SHOWN AND DELINEATED ON "KIMBERLY IX", OF RECORD IN PLAT BOOK 52, PAGE 82, (ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), SAID 2.893 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE CENTERLINE INTERSECTION OF KIMBERLY PARKWAY EAST (60 FEET IN WIDTH) AS THE SAME IS SHOWN AND DELINEATED ON "KIMBERLY IX"; THENCE SOUTH 1°30'00" WEST, WITH THE CENTERLINE OF SAID KIMBERLY PARKWAY EAST, A DISTANCE OF 247.04 FEET TO A POINT; THENCE NORTH 88°30'00" WEST A DISTANCE OF 30 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING IN THE WESTERLY RIGHT OF WAY OF KIMBERLY PARKWAY EAST AS SHOWN ON SAID PLAT, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 1°30'00" WEST, WITH SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 289.03 FEET TO AN IRON PIN FOUND AT A POINT OF CURVATURE;

THENCE CONTINUING WITH THE WESTERLY RIGHT OF WAY OF KIMBERLY PARKWAY EAST, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 795.00 FEET, A DELTA OF 10°36'06", A CHORD BEARING SOUTH 6°48'06" WEST, A CHORD DISTANCE OF 146.89 FEET TO AN IRON PIN FOUND;

THENCE NORTH 77°53'54" WEST, 300.56 FEET TO AN IRON PION FOUND;

THENCE NORTH 1°30'00" EAST, 380.00 FEET TO AN IRON PIN FOUND;

THENCE SOUTH 88°30'00" EAST, 309.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.893 ACRES OF LAND MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION A BEARING OF SOUTH 1°30'00" WEST WAS USED FOR THE WESTERLY RIGHT OF WAY OF KIMBERLY PARKWAY EAST (NOW 60' WIDE) AS SHOWN UPON THE RECORD PLAT OF "KIMBERLY IX", OF RECORD IN PLAT BOOK 52, PAGE 82, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

ITEMS OF EXCEPTION AS LISTED IN STEWART TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 9802401, EFFECTIVE DATE JULY 28, 1998 AT 7:00 AM., SCHEDULE B SECTION II.

ITEM 9. BUILDING SETBACK LINE AS SHOWN ON THE RECORDED PLAT OF RECORD IN PLAT BOOK 52, PAGE 35.
(NO SETBACK LINE SHOWN ON SAID PLAT, HOWEVER A 10' EASEMENT IS SHOWN, IT AFFECTS THE PROPERTY, AND IS SHOWN HEREON.)

ITEM 11. TEMPORARY CONSTRUCTION EASEMENT OF RECORD IN DEED BOOK 3646, PAGE 883.
(NOT PROVIDED TO SURVEYOR, NOT SHOWN HEREON.)

ITEM 12. EASEMENT OF RECORD IN O.R.V 330 D14.
(AFFECTS PROPERTY AND IS SHOWN HEREON.)

NOTE: THE 5' STRIP OF VACATED RIGHT OF WAY OF KIMBERLY PARKWAY EAST IS SUBJECT TO RESERVATIONS FOR ALL PUBLIC UTILITIES, AS STATED ON THE PLAT OF "KIMBERLY IX", OF RECORD IN PLAT BOOK 52, PAGE 82.

LEGEND

- C.B. STORM CATCH BASIN
- LIGHT POLE
- TREE/SHRUB
- S SANITARY MANHOLE
- IRON PIN FOUND

WE, HOCKADEN AND ASSOCIATES, INC., HEREBY CERTIFY TO VOLUNTEERS OF AMERICA CARE FACILITIES, U.S. BANK NATIONAL ASSOCIATION MASTER TRUSTEE, STEWART TITLE OF MINNESOTA, INC. AND STEWART GUARANTY TITLE COMPANY. THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA /ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS

Cloyd E. Evers

CLOYD E. EVERS
PROFESSIONAL SURVEYOR NO. 5414

STATE OF OHIO
CLOYD ERNEST EVERS
5414
REGISTERED SURVEYOR

DESCRIPTION: *MORTGAGE SURVEY*

LOCATION: *KIMBERLY PARKWAY EAST COLUMBUS, OHIO*

CLIENT: *MESSERLI & KRAMER*

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

DRAWN BY: MDP	CHECKED BY: MDP	ORDER No.	AREA No.	SHEET
SCALE: 1"=30'	DATE: 8-15-98	41083	38-13	1 OF 1