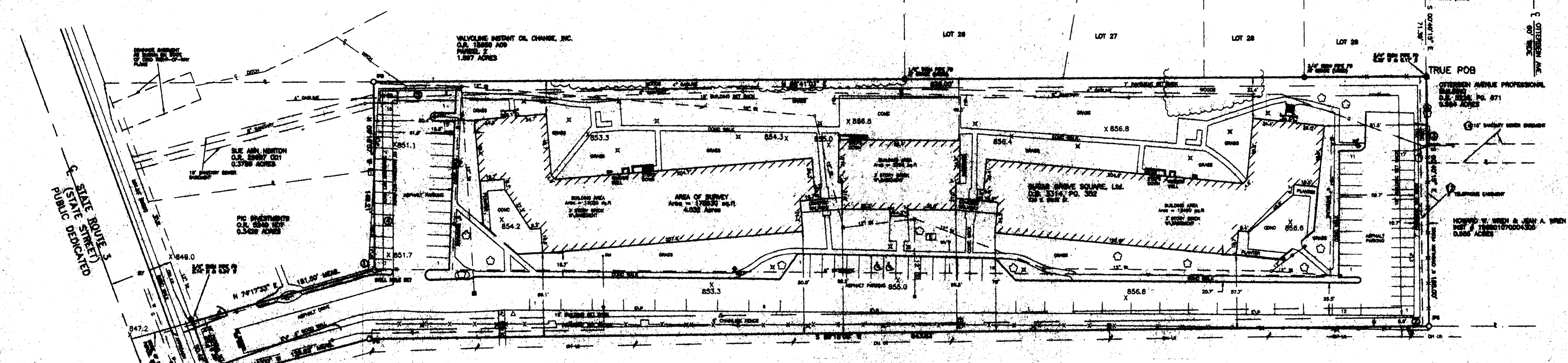
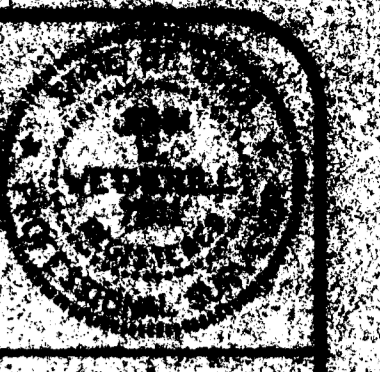
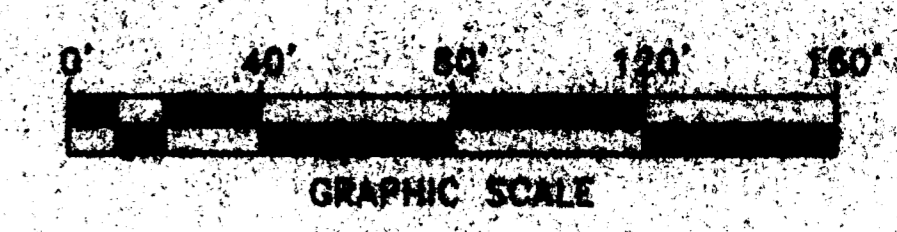


ALTA\ACSM SURVEY OF SUGAR GROVE SQUARE RETIREMENT APARTMENTS WESTERVILLE, OHIO



NOTES:

- FLOOD ZONE ACCORDING TO FIRM MAP NUMBER 20640C01600 FRANKLIN COUNTY, OHIO, AND SPECIAL-DRAWN AREAS PANEL 15B OF 262, EFFECTIVE DATE AUGUST 2, 1995. THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ENCROACHMENTS DENOTED AS THUS—○
- ① CORNER OF PARCELS AT SOUTHWEST CORNER OF PIC INVESTMENTS PROPERTY
- ② 4" CHAINLINK FENCE AT SOUTHWEST CORNER OF SUBJECT PROPERTY ONTO WESTERVILLE SQUARE, INC.
- ③ CONCRETE PAD OFFSET OVERSEEN TRUCK ALONG WEST LINE.
- ④ PAVEMENT OVER SET BACK LINE ALONG EAST LINE
- ⑤ PAVEMENT OVER SET BACK LINE AT NORTHWEST CORNER

EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY OHIO TITLE INSURANCE COMPANY, DATED SEPTEMBER 24, 1988, COMMITMENT NO. 194444, SCHEDULE B SECTION 2, AND ARE DENOTED AS THUS—○

- 7-NOT ADRESSED
- 8-NOT ADRESSED
- 9-NOT ADRESSED
- 10-SHOWN IN ENCROACHMENTS 1, 2, & 3.
- 11-SHOWN IN ENCROACHMENTS 4 & 5
- 12-EASEMENT TO OHIO BELL TELEPHONE COMPANY D.B. 3293, PG. 312, APPLIES AND IS PLOTTED ALONG THE WEST LINE.
- 13-EASEMENT TO THE CITY OF WESTERVILLE, D.B. 3206, PG. 308, APPLIES TO THE SUBJECT PROPERTY, NOT PLOTTED (BLANKET TYPE EASEMENT)
- 14-EASEMENT TO THE CITY OF WESTERVILLE IN D.B. 1088, PG. 328, DOES NOT APPLY TO THE SUBJECT PROPERTY AND IS NOT PLOTTED.
- 15-EASEMENT TO THE CITY OF WESTERVILLE IN D.B. 3261, PG. 498, APPLIES TO THE SUBJECT PROPERTY, PLOTTED ALONG THE WEST LINE.
- 16-EASEMENT TO TIME WARNER COMMUNICATIONS IN INST # 1086724182330 APPLIES TO SUBJECT PROPERTY NOT PLOTTED (BLANKET TYPE EASEMENT)
- 16-RESTRICTION OF USE BY THE CITY OF WESTERVILLE FOR ZONING PURPOSES, (D.B. 3368, PG. 46) APPLIES FOR 40 YEARS FROM MARCH 2nd, 1973.

Description of 4.032 acres
Situated in the State of Ohio, County of Franklin, City of Westerville, and being a part of Lot No. 4, Section 2, Township No. 2, Range 17, U.S.M. Lands, and being a part of a 4.032 acre tract of land as conveyed to Sugar Grove Square, L.L.C., as recited in D.B. 3314, Pg. 362; containing 4.032 acres, being further described as follows:

Beginning for reference at a point at the intersection of the centerline of Oberlin Ave. (60' wide), and the centerline of Trieste Place (30' wide);

Thence South 00 degrees 06' 41" East 25.00 feet, along the centerline of said Oberlin Ave., to a point;

Thence South 89 degrees 53' 28" West 215.00 feet, along the north line of a 0.554 acre tract as conveyed to Oberlin Avenue Professionals Building, as recorded in D.B. 3225, Pg. 871; to a 3/4" iron pin found at grade in good condition and iron pin being the northeast corner of said 0.554 acre tract, and being in the east line of Lot 28 of Leighton Park No. 2, as recorded in Plat Book 36, Pg. 107;

Thence South 08 degrees 40' 15" East 71.39 feet, along the west line of said 0.554 acre tract, and being the east line of said Lot No. 25, to a point, said point being the southeast corner of said Lot 28, and being the northeast corner of said 4.032 acre tract, said point being the True Place of Beginning for the herein described 4.032 acre tract; said point being restrained by a found 3/4" iron pin located 0.33 feet west and 0.17 feet south;

Thence South 00 degrees 40' 18" East 188.00 feet, along the east line of said 4.032 acre tract, being the east line of said 0.594 acre tract, to a iron pin set, said iron pin being the southeast corner of said 4.032 acre tract, said iron pin being in the north line of a 17.812 acre tract of land conveyed to Westerville Square, Inc., as recorded in D.B. 2859, Pg. 122; said iron pin also being the southeast corner of a 0.585 acre tract as conveyed to Harold W. Wren & Jean A. Wren as recorded in Inst # 108681070004300;

Thence South 58 degrees 18' 08" West 643.83 feet, along the south line of said 4.032 acre tract, being the north line of said 17.812 acre tract, to a iron pin set;

Thence South 74 degrees 46' 00" West 126.82 feet, along the south line of said 4.032 acre tract, being the north line of said 17.812 acre tract, to a iron pin set in the east line of State Street, (State Route 3);

Thence North 20 degrees 18' 30" West 50.42 feet, crossing said 4.032 acre tract, along the east line of said State Street, to a iron pin set, said iron pin being the southwest corner of a 0.3488 acre tract as conveyed to PIC Investments as recorded in D.B. 8240 H07;

Thence North 74 degrees 17' 33" East 151.87 feet, along a north line of said 4.032 acre tract, being the south line of said 0.3488 acre tract, to a 3/8" Hole Set in concrete, said Hole Set being the southeast corner of said 0.3488 acre tract;

Thence North 00 degrees 18' 57" West 149.21 feet, along a east line of said 4.032 acre tract, being the east line of said 0.3428 acre tract, and being the east line of a 0.3789 acre tract, as conveyed to Blue Ann Martin, as recorded in D.B. 28697 CD1, to a iron pin set in the south line of a 1.887 acre tract (Parcel 2) as conveyed to Westerville Instant Oil Change, Inc., as recorded in D.B. 19600 H08, said iron pin being the northeast corner of said 4.032 acre tract, and being the northwest corner of said 0.3789 acre tract;

Thence North 89 degrees 41' 03" East 836.00 feet, along the north line of said 4.032 acre tract, being the south line of said 1.807 acre tract, and being the south line of said Leighton Park No. 2, for the State Place of Beginning, containing 4.032 acres or 174830 square feet, more or less, subject to all legal easements and rights-of-way of record;

Beginning at reference to the North line of said 4.032 acre tract, as being North 28 degrees 43' 23" East. Documents referred to are recorded in the Franklin County Recorder's Office, iron pins set and 3/8" rebar 30" long with plastic cap stamped V & J Surveyed.

ZONING:
THE SITE IS CURRENTLY ZONED (O) OFFICE-INSTITUTIONAL DISTRICT, SUPPLEMENTARY STANDARDS FOR CONDITIONAL USES.
(O) DEVELOPMENT STANDARDS FOR SENIOR CITIZEN HOUSING AND PHYSICALLY HANDICAPPED HOUSING.
(1) LOT REQUIREMENTS:
(A) MINIMUM LOT AREA HOME
(B) MINIMUM LOT WIDTH HOME
(C) MINIMUM FRONT YARD SET BACK PAVEMENT AREAS SHALL BE AT LEAST 10' FROM RIGHT-OF-WAY.
(D) MINIMUM SIDE YARD SET BACK FOR STRUCTURES 15', FOR PAVEMENT AREAS 7'.
(E) MINIMUM REAR YARD SET BACK FOR STRUCTURES 15', 20 FEET WHEN ADJUTING RESIDENTIAL DISTRICTS, FOR PAVEMENT AREAS 7'.
(F) PARKING AREAS SHALL BE NO CLOSER TO MAIN STRUCTURES THAN 10'.

AT THE TIME THIS PROJECT WAS CONSTRUCTED, THE SITE WAS APPROVED AND REVIEWED BY THE CITY OF WESTERVILLE PLANNING AND ZONING DEPARTMENT, AND ZONING REQUIREMENTS MAY HAVE CHANGED SINCE THAT TIME.

The locations of underground utilities as shown herein are based on above-ground structures and record drawings provided by the owner. Locations of underground utilities may vary from locations shown hereon. Additional buried utility structures may be encountered. No excavations were made during the progress of this survey to locate buried utility structures. Before construction was begun, the Ohio Utility Protection Service should be contacted for verification of utility type and for field locations.

SURVEYOR'S CERTIFICATE
SEE ATTACHED SHEET

LEGEND

- 1 Lot Number
- 2 Lot Lines
- 3 Property Lines
- 4 SAN
- 5 Sewer
- 6 Water Main
- 7 Gas Main
- 8 Gas Line
- 9 Gas Valve
- 10 Gas Meter
- 11 Gas Shut-off
- 12 Gas Cap
- 13 Gas Valve
- 14 Gas Meter
- 15 Gas Shut-off
- 16 Gas Cap
- 17 Gas Valve
- 18 Gas Meter
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- 94 Gas Meter
- 95 Gas Shut-off
- 96 Gas Cap
- 97 Gas Valve
- 98 Gas Meter
- 99 Gas Shut-off
- 100 Gas Cap

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
SEE UTILITIES PROTECTION SERVICE

ALTA\ACSM SURVEY OF SUGAR GROVE SQUARE RETIREMENT APARTMENTS WESTERVILLE, OHIO

J. & J. SOMMERING SERVICES, INC., 650 PALE & WOODS AVENUE, WESTERVILLE, OHIO 43081
PH: (614) 891-5100 FAX: (614) 891-5102
D. L. JONES, J. & J. SOMMERING SERVICES, INC.