

# Boundary and Topographic Survey of 5.1819 Acres

Part of Quarter Township 1, Township 2, Range 17 of the United States Military Lands  
City of Westerville, Franklin County, Ohio

### Legal Description

Parcel in the City of Westerville, Franklin County, Ohio and being part of Quarter Township 1, Range 17 of the United States Military Lands, also being part of Parcel One conveyed to Central College Church Foundation of record in Official Record 20207002 of the Franklin County Recorder's Office and being more particularly described as follows:

beginning at a spike found in the centerline of Sunbury Road at the southwest corner of the above referenced Parcel One said spike being on the north line of Parcel One and the south line of Parcel Two for a distance of 80.00 feet to a point;

THENCE North 08 degrees 31 minutes 00 seconds East along the centerline of Sunbury Road for a distance of 543.41 feet to the northwest corner of said Parcel One;

THENCE South 87 degrees 27 minutes 00 seconds East along the north line of Parcel One and the south line of Parcel Two for a distance of 80.00 feet to a point;

THENCE South 59 degrees 59 minutes 00 seconds East along the north line of Parcel One for a distance of 267.91 feet to a point;

THENCE North 79 degrees 40 minutes 46 seconds East along the north line of Parcel One for a distance of 107.03 feet to a point;

THENCE North 69 degrees 09 minutes 06 seconds East along the north line of Parcel One for a distance of 30.01 feet to a point;

THENCE South 02 degrees 00 minutes 00 seconds West along the north line of Parcel One for a distance of 320.00 feet to a point;

THENCE South 46 degrees 46 minutes 00 seconds West along the north line of Parcel One for a distance of 102.65 feet to a point on said proposed East Street;

THENCE North 30 degrees 25 minutes 24 seconds West along the north line of Parcel One and along said proposed East Street for a distance of 84.5 feet to a point;

THENCE South 59 degrees 59 minutes 00 seconds West along the north line of Parcel One and along said proposed East Street for a distance of 102.65 feet to the northwest corner of Parcel One;

THENCE North 86 degrees 35 minutes 47 seconds West along said line for a distance of 358.96 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record, and subject to a proposed right-of-way acquisition for Sunbury Road improvements.

Said property contains 5.1819 acres more or less.

This description prepared by Ahlers, Moe and Associates, Inc. based on an aerial survey in December 1996 and its available records. The basis of bearings of this survey is the centerline of Sunbury Road which bears North 08 degrees 31 minutes 00 seconds East as called in Official Record 20207002 Parcel One.

### LEGEND

- Proposed East Street
- Sewage Treatment Facility Encroachment
- Leach Field Easement to Almathea Village
- Wooded Area
- Brush
- San. M.H.
- Benchmarks
- POB
- Utility Warning

### Notes:

1. The easement in favor of Almathea Village of record in Parcel Book 3680, Page 762 does affect the subject parcel and is shown herein.

To all parties interested in title to the premises surveyed:

I hereby certify to the United States Department of Housing and Urban Development, National Chrch Residences of Central College, Ohio, National Church Residences, Lawyers Title Insurance Company and to their successors and assigns, that an actual survey was made by me or under my supervision of the land shown herein located in City of Westerville, Franklin County, Ohio, on December 5, 1996 and this survey was made in accordance with the HUD Survey Instructions and Certificate, Form HUD-92547, and meet the requirements of a Urban Survey as defined in the "Minimum Standard Detail Requirements of A.L.A. 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 herein, there are no encroachments either way across property lines.

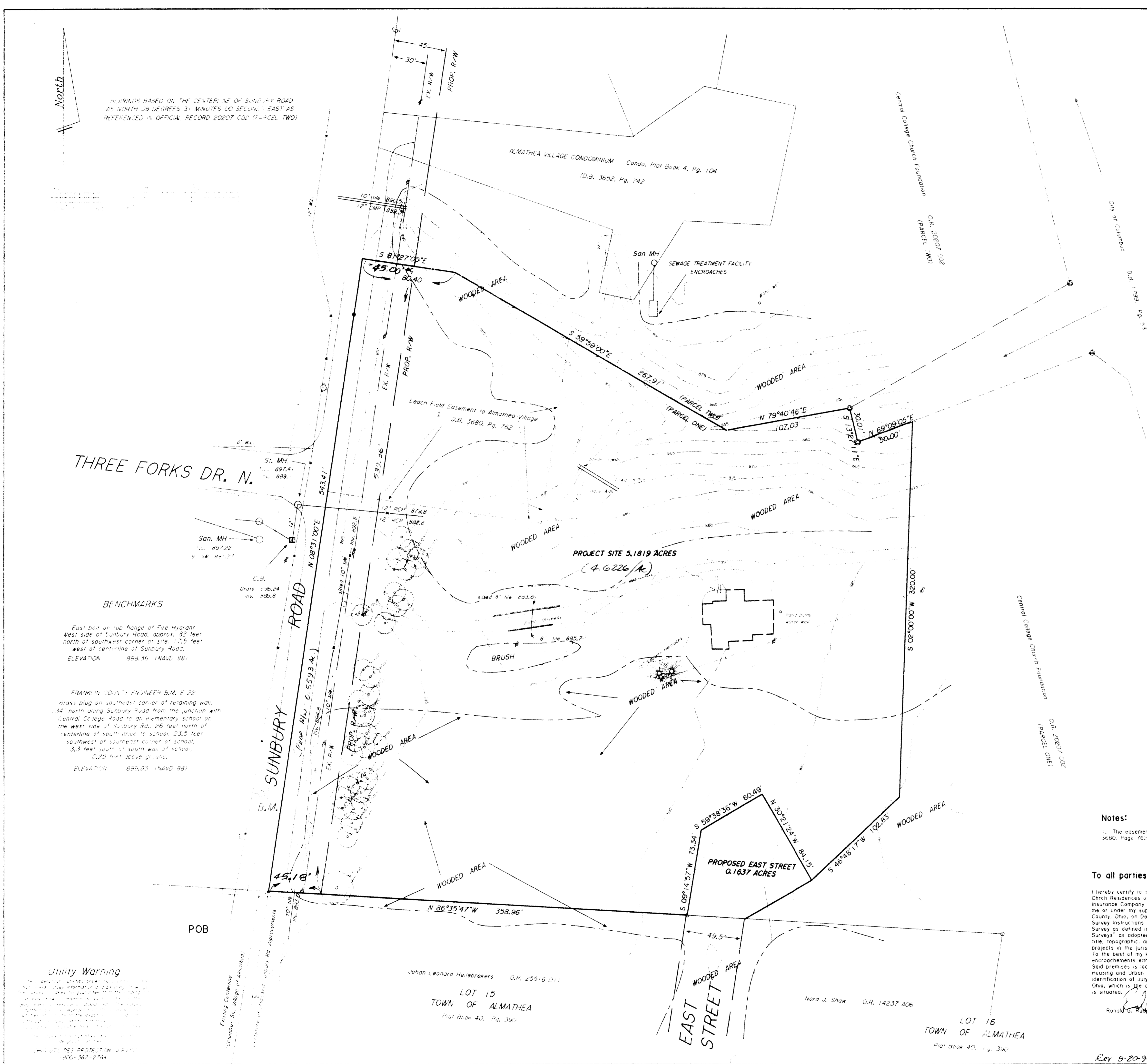
Said premises is located within an area having a Zone Designation C, by the Secretary of Housing and Urban Development, in Flood Insurance Rate Map Number 0005-B with a date of identification of July 5, 1983, for Community Number 390167 in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

Ronald G. Rudnik PS 7223  
Date 7-23-96

**AHLERS, MOE & ASSOC. INC.**  
Engineers & Surveyors  
360 West Waterloo Street  
Columbus, Ohio 43110  
(614) 837-1173

STATE OF OHIO  
RONALD G. RUDNIK  
#7223  
PROFESSIONAL SURVEYOR

REV 9-20-96 12/13 INFO



BEARINGS BASED ON THE CENTERLINE OF SUNBURY ROAD AS NORTH 08 DEGREES 31 MINUTES 00 SECONDS EAST AS REFERENCED IN OFFICIAL RECORD 20207002 (PARCEL TWO)

### BENCHMARKS

East bolt on top flange of Fire Hydrant  
West side of Sunbury Road, approx. 32 feet  
north of southwest corner of site. 17.5 feet  
west of centerline of Sunbury Road.  
ELEVATION 894.36 (NAVD 88)

FRANKLIN COUNTY ENGINEER B.M. # 22  
grass plug on southeast corner of retaining wall  
144 north along Sunbury Road from the junction with  
Central College Road to an elementary school on  
the west side of Sunbury Rd. 45 feet north of  
centerline of south drive to school. 23.5 feet  
southwest of southeast corner of school.  
3.3 feet south of south wall of school.  
0.20 inch steel ground.  
ELEVATION 898.03 (NAVD 88)

### Utility Warning

WARNING: This survey was conducted in accordance with the Ohio Surveying Board's rules and regulations. The surveyor is not responsible for any damage to utility lines or other underground facilities that may be encountered during the course of the survey. It is the responsibility of the property owner to locate and mark all utility lines before any construction begins.