

**ALTA/ASCM LAND TITLE SURVEY  
OF KARL MORSE PLAZA APARTMENTS  
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 18  
UNITED STATES MILITARY LANDS  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

**PARCEL I (4.320 Acres):**  
Being Lots Numbers One Hundred Four (104) through One Hundred Nineteen (119) inclusive, of Clinton Estates No. 5, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 31, Pages 46 through 48 inclusive, Recorder's Office, Franklin County, Ohio.

**PARCEL II (1.176 Acres):**  
Being all of Lots Number Fifteen (15), Sixteen (16) and Seventeen (17) and parts of Lots Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) of said Clinton Estates No. 5, as described as follows:

Beginning at a point in the Southwesterly corner of Lot 17 in said Clinton Estates No. 5;

Thence North 3° 25' 30" East with a westerly line of said Clinton Estates No. 5, the westerly line of Lots 17, 16, 15 and part of 14, a distance of 297.30 feet to a point;

Thence South 86° 37' 30" East parallel to the northerly line of said Clinton Estates No. 5, the southerly line of Morse Road and 175 feet southerly therefrom, a distance of 292.61 feet to a point;

Thence South 3° 34' 03" West parallel to the westerly line of Karl Road (80 feet in width) and 250 feet westerly therefrom, a distance of 104.99 feet to a point in the northerly line of Kenfield Road (60 feet in width), the southerly line of Lot 11;

Thence South 86° 34' 00" West with the northerly line of said Kenfield Road, the southerly line of said Lot 11, a distance of 19.16 feet to a point of curvature;

Thence continuing with the northerly line of said Kenfield Road, with a curve to the right having a radius of 100.00 feet and whose chord bears North 81° 26' 56" West, a chord distance of 68.35 feet to a point of reverse curvature;

Thence continuing with the northerly line of Kenfield Road, and with a curve to the left, having a radius of 50.00 feet and whose chord bears South 48° 17' 22" West, a chord distance of 94.12 feet to a point of reverse curvature;

Thence with the westerly line of said Kenfield Road, and with a curve to the right, having a radius of 100.00 feet and whose chord bears South 1° 58' 20" East, a chord distance of 68.35 feet to a point of reverse curvature;

Thence continuing with the westerly line of said Kenfield Road, and with a curve to the left, having a radius of 180.00 feet and whose chord bears South 14° 00' 44" West, a chord distance of 25.11 feet to a point of tangency;

Thence South 10° 00' 45" West with the westerly line of said Kenfield Road, a distance of 31.73 feet to a point in the southeasterly corner of said Lot 17;

Thence North 87° 01' 30" West, with the southerly line of said Lot 17, a distance of 112.45 feet to the place of beginning and containing 1.242 acres of land, more or less.

Except that portion of the premises conveyed out to the southeast corner to Metzger Brothers Realty Company by deed dated March 23, 1964 and recorded in Deed Book 2548, Page 270, and bounded and described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Township 1, Range 18, United States Military Lands, and being 1.237 acres of land out of "Clinton Estates No. 5" as the same is shown in record in Plat Book 31, Pages 46, 47 and 48, Recorder's Office, Franklin County, Ohio, said 1.237 acre tract being more particularly described as follows:

Beginning at a point in the southerly line of Morse Road, the northwesterly corner of Lot 1 of said "Clinton Estates No. 5", a westerly line of said "Clinton Estates No. 5";

Thence South 87° 37' 30" East, with the southerly line of said Morse Road, the northerly line of Lots 1, 2, 3 and part of Lot 4 of said "Clinton Estates No. 5", a distance of 293.05 feet to a point in the northerly line of said Lot 4;

Thence South 3° 34' 03" West, crossing said Lot 4, 140.00 feet, more or less, to a point in the south line of Lot 4, north line of Lot 11, which is the true point of beginning; thence continuing south on same line extended southerly across Lot 11 of said Clinton Estates No. 5, parallel to the westerly line of Karl Road (80 feet in width), and 250.00 feet westerly therefrom to a point in the northerly line of Kenfield Road (60 feet in width), the southerly line of said Lot 11, said point also being located South 86° 34' 00" West, a distance of 4.84 feet from the southeasterly corner of said Lot 11;

Thence South 86° 34' 00" West, with the northerly line of said Kenfield Road, the southerly line of said Lot 11, a distance of 19.16 feet to a point of curvature;

Thence continuing with the northerly line of said Kenfield Road, the southerly line of said Lot 11 and with a curve to the left, having a radius of 180.00 feet, and whose chord bears South 85° 36' 17" West, a chord distance of 6.04 feet to a point in the southerly line of said Lot 11;

Thence North 3° 34' 03" East, parallel to the westerly line of said Karl Road, and 275.00 feet westerly therefrom, a distance of 108.07 feet to a point in said Lot 11, said point being located southerly a distance of 33.00 feet, measured at right angles to the southerly line of said Lot 4;

Thence South 86° 37' 30" East, 25 feet to a point which is 35 feet south of the true point of beginning.

**BEING BETTER DESCRIBED AS:**

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 1, Township 1, Range 18, United States Military Lands and being part of Lots 11-14 and all of Lots 15-17 of the subdivision entitled "Clinton Estates No. 5" of record in Plat Book 31, Page 46, being all of the Parcel II conveyed to Karl Morse Plaza Limited Partnership by deed of record in Official Record 31301H06 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning at an iron pin set at the southwesterly corner of said Lot 17, the southwesterly corner of said Parcel II and at the southeasterly corner of the 2.177 acre tract conveyed to Ascension Lutheran Church by deed of record in Deed Book 222, Page 139;

Thence North 03° 25' 30" East, a distance of 297.48 feet, with the line common to said Parcel II, Lots 14-17 and 2.177 acre tract, to an iron pin set at the southwesterly corner of the 1.170 acre tract conveyed to Mason-Realty Columbus Properties, LLC by deed of record in Instrument Number 200301020001167;

Thence South 86° 37' 30" East, a distance of 267.61 feet, across said Lot 11-14, with the line common to said Parcel II and 1.170 acre tract, to an iron pin set;

Thence South 03° 34' 03" West, a distance of 108.07 feet, to an iron pin set in a curve in the northerly right-of-way line of Kenfield Drive (60 feet wide);

Thence with the lines common to said Parcel II, Lots 11-17 and northerly right-of-way line, the following courses and distances:

With a curve to the left having a central angle of 6° 04' 36", a radius of 180.00 feet, an arc length of 19.08 feet, and a chord bearing South 81° 26' 56" West, a distance of 19.08 feet, to an iron pin set at a point of reverse curvature;

With a curve to the right having a central angle of 39° 58' 01", a radius of 100.00 feet, an arc length of 69.76 feet, and a chord bearing North 81° 26' 56" West, a distance of 68.35 feet, to an iron pin set at a point of reverse curvature;

With a curve to the left having a central angle of 140° 30' 29", a radius of 50.00 feet, an arc length of 122.62 feet, and a chord bearing South 48° 17' 22" West, a distance of 94.12 feet, to an iron pin set at a point of reverse curvature;

With a curve to the right having a central angle of 39° 58' 01", a radius of 100.00 feet, an arc length of 69.76 feet, and a chord bearing South 01° 58' 20" East, a distance of 68.35 feet, to an iron pin set at a point of reverse curvature;

With a curve to the left having a central angle of 07° 59' 57", a radius of 180.00 feet, an arc length of 25.11 feet, and a chord bearing South 14° 00' 44" West, a distance of 25.11 feet, to an iron pin set at a point of tangency;

South 10° 00' 45" West, a distance of 31.73 feet, to an iron pin set at the northeasterly corner of Lot 18 of said "Clinton Estates No. 5";

Thence North 87° 01' 30" West, a distance of 112.37 feet, with the line common to said Parcel II and Lot 17, Lot 18 and Lot 19 of said "Clinton Estates No. 5", to the TRUE POINT OF BEGINNING, containing 1.176 acres, more or less.

Schedule B Items from Title Commitment No. HTAC-20966 issued by First American Title Insurance Company with an effective date of November 19, 2004 at 8:00 A.M.

Item 58 Parcel is located in the area described in Plat Book 31, Page 46.

Item 59 Parcel is located in the area described in Conditions and Restrictions by deed of record in Deed Book 2278, Page 142.

Item 60 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2237, Page 433, Deed Book 2462, Page 310, and Deed Book 2718, Page 535 are located on the subject tract as shown hereon.

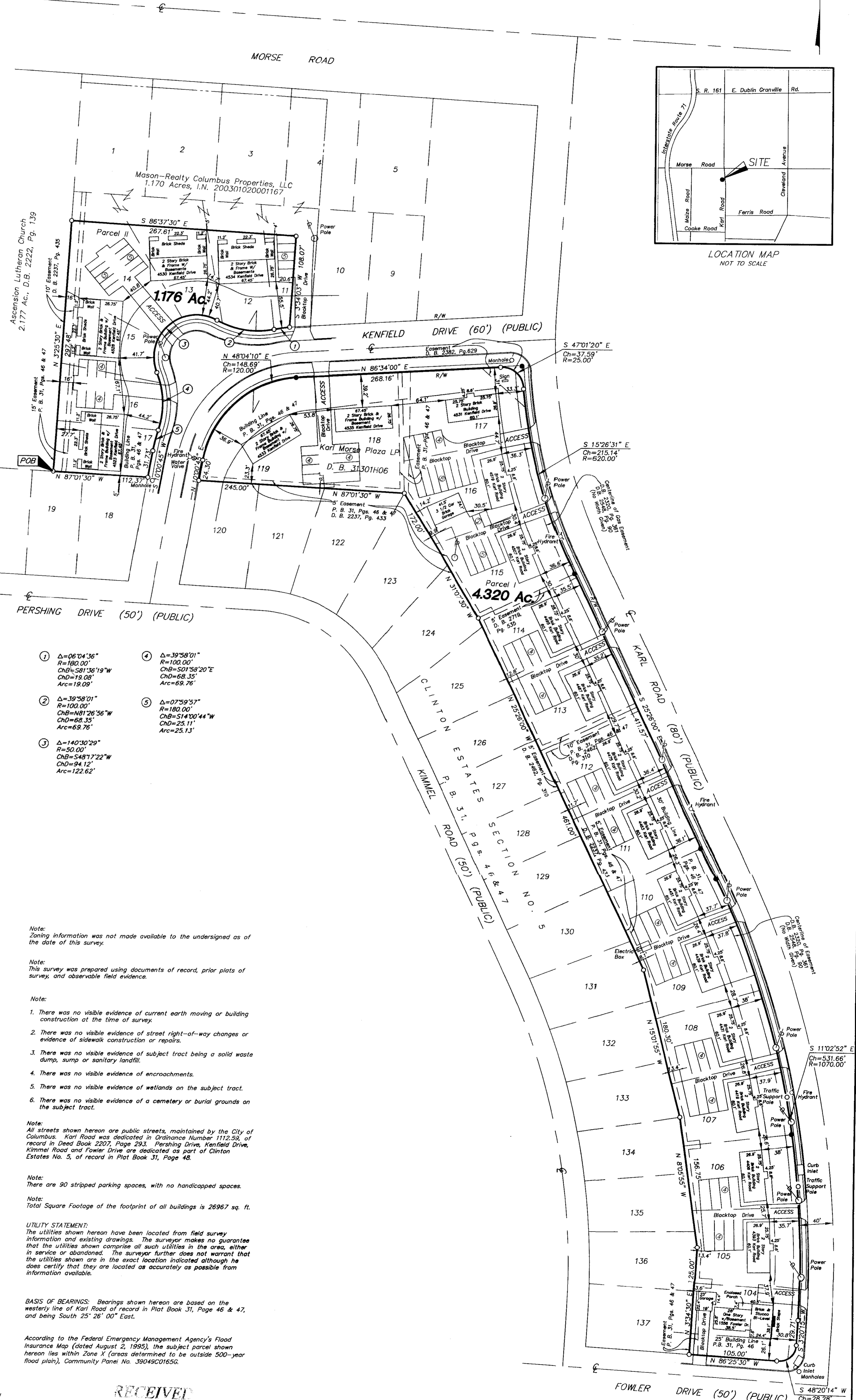
Item 61 Sanitary Sewer Easement to City of Columbus by deed of record in Deed Book 2382, Page 629 is located on the subject tract as shown hereon.

Item 62 Easement to The Ohio Fuel Gas Company by deed of record in Deed Book 2320, Page 361, and assigned to Columbus Gas of Ohio, Inc. by deed of record in Deed Book 2548, Page 90, is located on the subject tract as shown hereon.

Item 63 Blanket Easement to Covad Communications of Columbus by deed of record in Deed Book 3173, Page 487.

The undersigned hereby certifies, as of December 20, 2004, to CIBC Inc., and/or its successors and assigns, First American Title Insurance Company, and Karl Morse Plaza Limited Partnership, that he is a duly registered land surveyor of the State of Ohio, that this plat of survey is made at least in accordance with the minimum standards established by said state for surveys and land surveys with the "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys" as adopted by the American Land Title Association and American Congress on Surveying and Mapping for urban surveys, including items no. 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, 11a and 13 of Table A thereto; that this survey correctly shows the location of all buildings, structures and other improvements situated on the subject premises; and that, except as shown, there are no visible easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements situated on adjoining premises. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

By: *James M. Peersall* 2/14/05  
Professional Surveyor No. 7840



- ① Δ=06°04'36" R=180.00' Ch=261.3619'W ChD=19.08' Arc=19.09'
- ② Δ=39°58'01" R=100.00' Ch=N81°26'56"W ChD=68.35' Arc=69.76'
- ③ Δ=140°30'29" R=50.00' Ch=S48°17'22"W ChD=94.12' Arc=122.62'
- ④ Δ=39°58'01" R=100.00' Ch=S01°58'20"E ChD=68.35' Arc=69.76'
- ⑤ Δ=07°59'57" R=180.00' Ch=S14°00'44"W ChD=25.11' Arc=25.13'

- Note: Zoning information was not made available to the undersigned as of the date of this survey.
- Note: This survey was prepared using documents of record, prior plats of survey, and observable field evidence.
- Note: There are 90 stripped parking spaces, with no handicapped spaces.
1. There was no visible evidence of current earth moving or building construction at the time of survey.
  2. There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
  3. There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.
  4. There was no visible evidence of encroachments.
  5. There was no visible evidence of wetlands on the subject tract.
  6. There was no visible evidence of a cemetery or burial grounds on the subject tract.

Note: All streets shown hereon are public streets, maintained by the City of Columbus. Karl Road was dedicated in Ordinance Number 1112.55, of record in Deed Book 2207, Page 293. Pershing Drive, Kenfield Drive, Kimmel Road and Fowler Drive are dedicated as part of Clinton Estates No. 5, of record in Plat Book 31, Page 48.

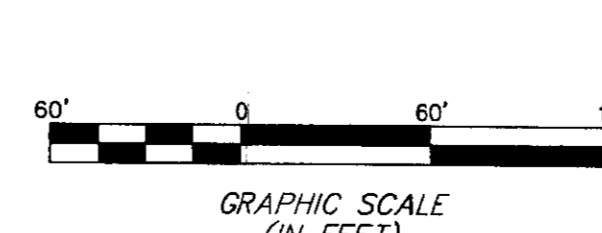
Note: There are 90 stripped parking spaces, with no handicapped spaces.

**UTILITY STATEMENT:**  
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

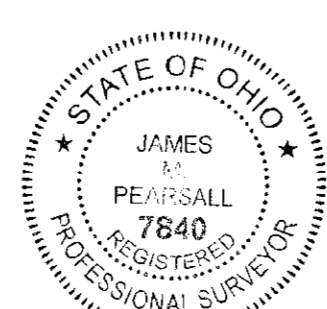
**BASIS OF BEARINGS:** Bearings shown hereon are based on the westerly line of Karl Road of record in Plat Book 31, Page 46 & 47, and being South 25° 26' 00" East.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C01650.

**RECEIVED**  
FEB 16 2005  
Franklin County Engineer  
Dean C. Single



- = STONE FND.
  - = MON. FND.
  - = I.P. FND.
  - = I.P. SET
  - = MAG. NAIL FND.
  - = MAG. NAIL SET
  - ▲ = R.R. SPK. FND.
  - △ = R.R. SPK. SET
  - = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



 ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS EVANS, MECHWART, HAMILTON & TILTON, INC. 17 MILL STREET GAHANNA, OHIO 43230 TELEPHONE (614) 471-5156 FACSIMILE (614) 471-9236		Date: January 10, 2005
		Scale: 1" = 60'
Job No: 2004-1316		Sheet: 1 of 1
<b>REVISIONS</b>		
MARK	DATE	DESCRIPTION
HLK	2/17/05	Changes per Cassin Cassin & Joseph LLP
HLK	2/16/05	Changes to 1.176 ac deas per county