

ALTA/ACSM LAND TITLE SURVEY
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

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PLAT OF SURVEY
OLENTANGY VILLAGE ASSOCIATES II, LTD.
NORTH HIGH STREET, COLUMBUS, OHIO

22.623 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 18, United States Military Lands, and being all of the 21.989 acre tract conveyed to Olentangy Village Associates II Ltd. by deed of record in Official Record 31186G15 (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 an angle point in the southerly line of the subdivision entitled "Sunset Park" of record in Plat Book 13, Page 17, being at the southwestern intersection of a 10' wide east-west alley and a 20' wide north-south alley at a northeasterly corner of said 21.989 acre tract;

Thence South 11° 07' 21" East, a distance of 316.54 feet, with the line common to said 21.989 acre tract and said 20' wide alley, to a magnetic nail set;

Thence South 86° 51' 01" East, a distance of 304.96 feet, with the line common to said 21.989 acre tract and said 20' wide alley, to an iron pin set in the centerline of North High Street;

Thence South 11° 07' 21" East, a distance of 705.31 feet, with the centerline of said North High Street, to an iron pin set at the northeasterly corner of the 4.97 acre tract conveyed to Charlotte P. Kessler, Trustee by deed of record in Instrument Number 20011200269751;

Thence South 78° 56' 03" West, a distance of 755.50 feet, with the line common to said 21.989 acre tract, 4.97 acre tract, and the 5.991 acre tract conveyed to Ravine Apartments, Ltd. by deed of record in Official Record 31186G12, to an iron pin set at an angle point in the easterly line of the 9.918 acre tract conveyed to Olentangy Point Associates LTD by deed of record in Instrument Number 200012010242865;

Thence with the lines common to said 21.989 acre and 9.918 acre tracts, the following courses and distances:

North 25° 36' 31" West, a distance of 467.03 feet, to an iron pin set;

North 80° 53' 29" East, a distance of 140.00 feet, to an iron pin set;

North 09° 06' 31" West, a distance of 474.05 feet, to an iron pin set;

South 80° 53' 29" West, a distance of 260.92 feet, to an iron pin set at a point of curvature;

With said curve to the right and the lines common to said 21.989 and 9.918 acre tracts and the 13.492 acre tract conveyed to Olentangy Cove Associates, Ltd. by deed of record in Instrument Number 199903190069038, having a central angle of 64° 5' 46", a radius of 590.00 feet, an arc length of 657.44 feet, and a chord bearing North 86° 38' 08" West, a chord distance of 622.81 feet, to an iron pin set in the southerly corner of the 0.999 acre tract conveyed to Olentangy Cove Associates, Ltd. by deed of record in Instrument Number 199903190069035;

Thence North 04° 19' 56" East, a distance of 113.67 feet, to an iron pin set in the southerly line of said "Sunset Park" and in the southerly line of said 10' wide alley;

Thence South 86° 51' 01" East, a distance of 1201.10 feet, with the line common to said 21.989 acre tract, "Sunset Park" and 10' wide alley, to the POINT OF BEGINNING, containing 22.623 acres, more or less.

UTILITY LEGEND

- ⊕ = Power Pole
- ⊕ = Power Pole
- ⊕ = Fire Hydrant
- ⊕ = Water Valve
- ⊕ = Light Pole
- ⊕ = Catch Basin
- ⊕ = Storm Manhole
- ⊕ = Telephone Pedestal
- ⊕ = Electric Transformer
- ⊕ = Gas Valve
- ⊕ = Gas Marker Post
- ⊕ = Electric Meter
- ⊕ = Telephone Booth/Drive-Up
- ⊕ = Curb Inlet
- *** = Fence

Note:

Bearing are based South 11° 07' 21" East for a portion of North High Street per the Ohio State Plane Coordinate System, NAD83, South Zone (1986 Adjustment). Control for bearings was from coordinate of monument FRANK 62 and FRANK 162 as established by the Franklin County Engineers Department.

Blanket Easement granted to Ohio Bell Telephone Company on Parcels One and Eight of record in Official Record 828314.

Blanket Easement granted to Warner Cable Communications, Inc. of record in Official Record 10614006.

The stone retaining wall referenced in Deed Book 1089, Pages 232 and 233, does not exist.

500 YEAR FLOOD BOUNDARY (ZONE X0)

100 YEAR FLOOD BOUNDARY (ZONE AE)

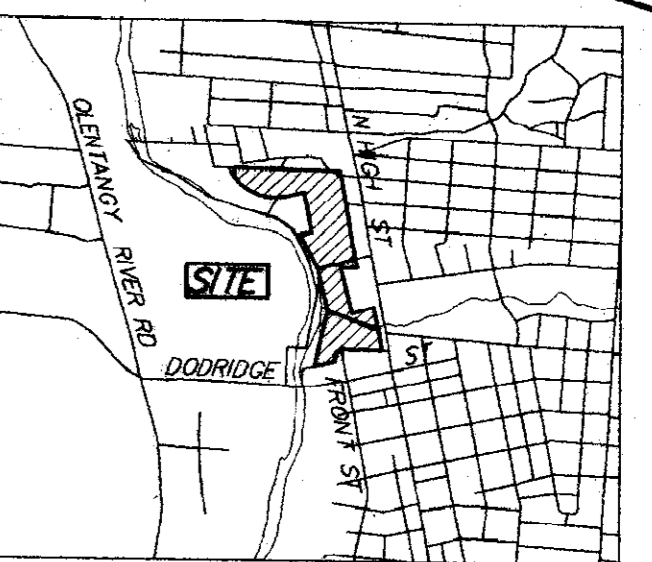
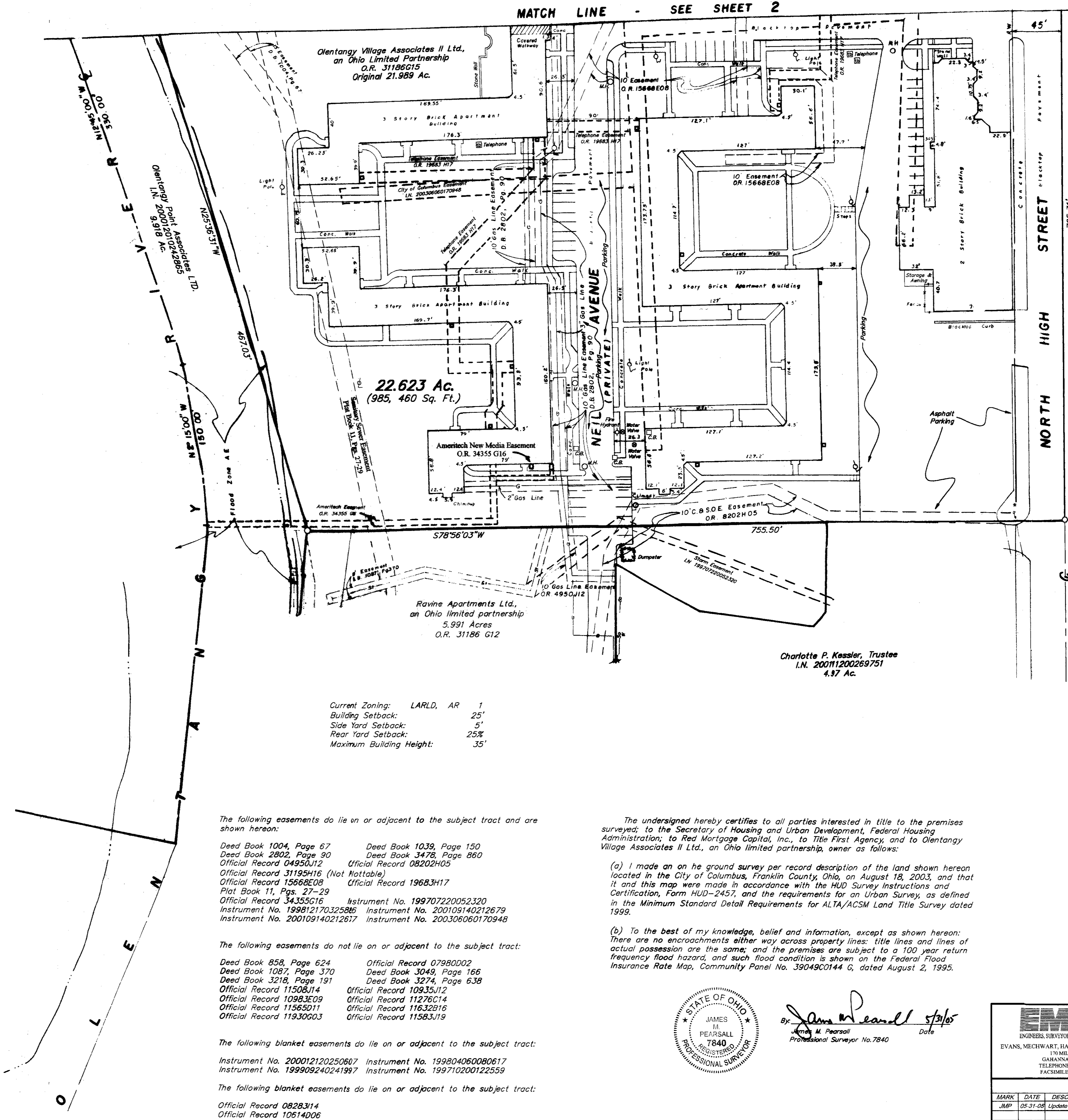
FLOODWAY BOUNDARY (ZONE AE)

Note:

The subject tract is served by electric, water gas, cable and telephone service, all of which enter or exit the property through either a public right-of-way or by an easement intended for the purpose of such utility.

Note:

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.



VICINITY MAP
(not to scale)

22.623 Ac.
(985,460 Sq. Ft.)

Current Zoning: LARLD, AR 1
 Building Setback: 25'
 Side Yard Setback: 5'
 Rear Yard Setback: 25'
 Maximum Building Height: 35'

The following easements do lie on or adjacent to the subject tract and are shown hereon:

- Deed Book 1004, Page 67
- Deed Book 2802, Page 90
- Official Record 0495012
- Official Record 31195H16 (Not Notable)
- Official Record 15668E08
- Plat Book 11, Pgs. 27-29
- Official Record 34355G16
- Instrument No. 199812170325886
- Instrument No. 200109140212617
- Deed Book 1039, Page 150
- Deed Book 3478, Page 880
- Official Record 08202H05
- Official Record 19683H17
- Instrument No. 199702220052320
- Instrument No. 200109140212679
- Instrument No. 200308060170948

The following easements do not lie on or adjacent to the subject tract:

- Deed Book 858, Page 624
- Deed Book 1087, Page 370
- Deed Book 3218, Page 191
- Official Record 11508J14
- Official Record 10983E09
- Official Record 11565D11
- Official Record 11930G03
- Official Record 07980D02
- Deed Book 3049, Page 166
- Deed Book 3274, Page 638
- Official Record 10935J12
- Official Record 11276C14
- Official Record 11632B16
- Official Record 11583J19

The following blanket easements do lie on or adjacent to the subject tract:

- Instrument No. 200012120250607
- Instrument No. 199804060080617
- Instrument No. 199909240241997
- Instrument No. 199710200122559

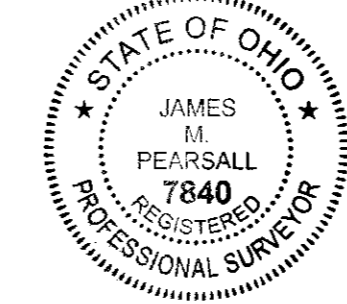
The following blanket easements do lie on or adjacent to the subject tract:

- Official Record 0828314
- Official Record 10614006

The undersigned hereby certifies to all parties interested in title to the premises surveyed; to the Secretary of Housing and Urban Development, Federal Housing Administration; to Red Mortgage Capital, Inc., to Title First Agency, and to Olentangy Village Associates II Ltd., an Ohio limited partnership, owner as follows:

(a) I made an on the ground survey per record description of the land shown hereon located in the City of Columbus, Franklin County, Ohio, on August 18, 2003, and that it and this map were made in accordance with the HUD Survey Instructions and Certification, Form HUD-2457, and the requirements for an Urban Survey as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey dated 1999.

(b) To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines. Title lines and lines of actual possession are the same; and the premises are subject to a 100 year return frequency flood hazard, and such flood condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 39049C0144 G, dated August 2, 1995.

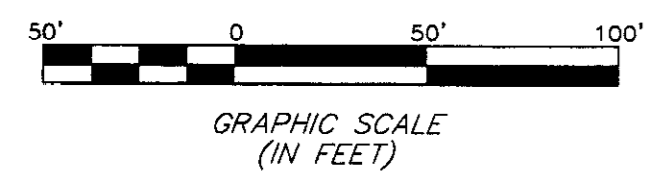


By: *James M. Peersall* 8/30/05
 James M. Peersall
 Professional Surveyor No. 7840
 Date

EMHT ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS		Date: August 26, 2003
EVANS, MECHWART, HAMBLETON & TILTON, INC. 170 MILL STREET GABARNA, OHIO 43230 TELEPHONE (614) 471-5150 FACSIMILE (614) 471-9286		Scale: 1" = 50'
		Job No: 2004-0629
		Sheet: 1 of 2

REVISIONS		
MARK	DATE	DESCRIPTION
JMP	05-31-05	Update Drawing

\\CWDATA\PROJECTS\20040629\CWG\MASTER\40629ALTA\ALTA-1.PAGE 12 - NO PRETS - LAST SAVED BY: JBUSHBY (5/11/2005 3:53:45 PM) - PLOTTED BY: JBUSHBY (5/21/2005 4:05:44 PM)



ALTA/ACSM LAND TITLE SURVEY
 QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18
 UNITED STATES MILITARY LANDS
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

PLAT OF SURVEY
 OLENTANGY VILLAGE ASSOCIATES II, LTD.
 NORTH HIGH STREET, COLUMBUS, OHIO

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11 C:\MIDATA\1\SURVEY\PROJ\AC\2004\0629\DWG\TRASTER\ALTA\ALTA-2-2 - NO XREFS - LAST SAVED BY: JUSISBY [5/17/2005 4:14:56 PM] - PLOTTED BY: JUSISBY [5/17/2005 4:14:57 PM]

Olentangy Cove Associates LTD.
 I.N. 199903190059038
 13.492 Ac.

$\Delta = 64^{\circ}56'46''$
 $R = 580.00$
 $ChB = N66^{\circ}38'08''W$
 $ChD = 622.81$
 $Arc = 657.44$

Olentangy Point Associates LTD.
 I.N. 200012010242865
 9.918 Ac.

22.623 Ac.
 (985,460 Sq. Ft.)

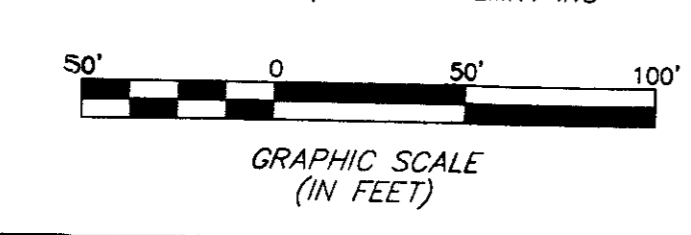
Word and Werner Inc.
 O.R. 275-40808

Rhoma V.D.M. Berth
 Successor Trustee
 I.N. 199911302286163

Culford Properties, LLC
 I.N. 20000420007558

		Date: August 26, 2003 Scale: 1" = 50' Job No: 2004-0629 Sheet: 2 of 2
REVISIONS		
MARK	DATE	DESCRIPTION
JMP	05-31-03	Update Drawing

- = 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 1 3/16" I.D. iron pipe with cap inscribed EMHT INC



MATCH LINE - SEE SHEET 1

