

BOUNDARY SURVEY / LOT SPLIT

BSC Columbus, LLC

Third Quarter of Township 1, Range 17
United States Military Survey
City of Columbus, Franklin County
Ohio

POSTED ADDRESS:

Not Applicable

GRANTOR/CURRENT OWNER:

BSC Columbus, LLC
CCC Columbus, LLC
Barnebey-Cheney Company

DEED BOOK / INSTRUMENT NUMBER

200402190036049 (Tract I, Parcel 1-3)
200402190036045 (Tract II)
Official Record Volume 2027 Page J04 (Tract III)

DOCUMENT OF REFERENCE:

Instr. No. 200402190036049
Instr. No. 200302120044526
ORV 18503 C19
ORV 26502 F09
1938 Survey Plat of 6.507 Ac (GE Evans)
J&L Field Notes 6.50 Ac. & 4.50 Ac Tracts (1923)
RD Zande Survey of 1.402 Ac. & 2.805 Ac. Tract (1977)
EMH&T Survey of 26.035 Ac. Tract (1988)

COMMITMENT FOR TITLE INSURANCE

RESPONSE TO SCHEDULE B - SECTION II
(Commonwealth Land Title Insurance Co.) Order Number: OH1490338T

13. DB 2548 PG 90 Insufficient Information Provided. Location Unknown
14. DB 767 PG 47 Not on subject property
15. DB 767 PG 641 Not on subject property
17. DB 810 PG 411 Shown on Survey
16. DB 810 PG 412 Shown on Survey
18. DB 829 PG 119 Restriction - "No Factory or Bldg Obnoxious to a Good Neighbor"
19. DB 858 PG 221 Shown on Survey
20. DB 859 PG 129 Shown on Survey
21. DB 859 PG 130 Shown on Survey
22. Ordinance No. 223 Not Provided
23. DB 1064 PG 525 Not on subject property
24. DB 1064 PG 526 Insufficient Information Provided. Location Unknown
25. DB 1212 PG 25 Not on subject property
26. DB 1899 PG 347 Not on subject property
27. DB 2247 PG 380 Easmt. Not Part of Conditions
28. DB 2337 PG 507 Insufficient Information Provided. Location Unknown
29. DB 2409 PG 348 Not on subject property
30. DB 2443 PG 443 Not on subject property
31. DB 2446 PG 157 Easmt. Not Part of Agreement
32. DB 2449 PG 202 Shown on Survey
33. DB 2479 PG 116 Not on subject property
34. DB 3225 PG 513 Not on subject property
35. DB 3487 PG 545 Shown on Survey
36. DB 3714 PG 97 Easmt. Not Part of Document
37. DB 3775 PG 849 Not on subject property
38. ORV 02027 PG 101 Easmt. Not Part of Restrictions
39. ORV 1817 PG 607 Not on subject property
40. ORV 30033 PG E16 Insufficient Information Provided. Location Unknown

Subject Property:

For the purposes of easement analysis, the subject property includes Tracts I, (Parcels 1, 2, & 3) of Instr. No. 200402190036049, Tract II described in Instr. No. 200402190036045, and Tract III as described in ORV 2027 J04. The legal descriptions contained on this survey are included in the property contained in the title commitment for title insurance. (Order No. OH1490338T dated June 1, 2005)

Bases of Bearing:

Centerline of Cassidy Avenue as described in Instr. No. 200402190036045 (Tract 1, Parcel 1), being S09°28'00"W.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8230" inscribed on top.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

All lot dimensions and bearings are according to the recorded deed or plat.

All iron pins found were in good condition, unless otherwise noted.

Field survey was conducted on 05-25-05 & 05-26-05.

Legend

- PL Property Line
R/W Right-of-Way
● Iron Pin Set (IP Set) (Unless otherwise noted)
○ Iron Pin Found (IPF)

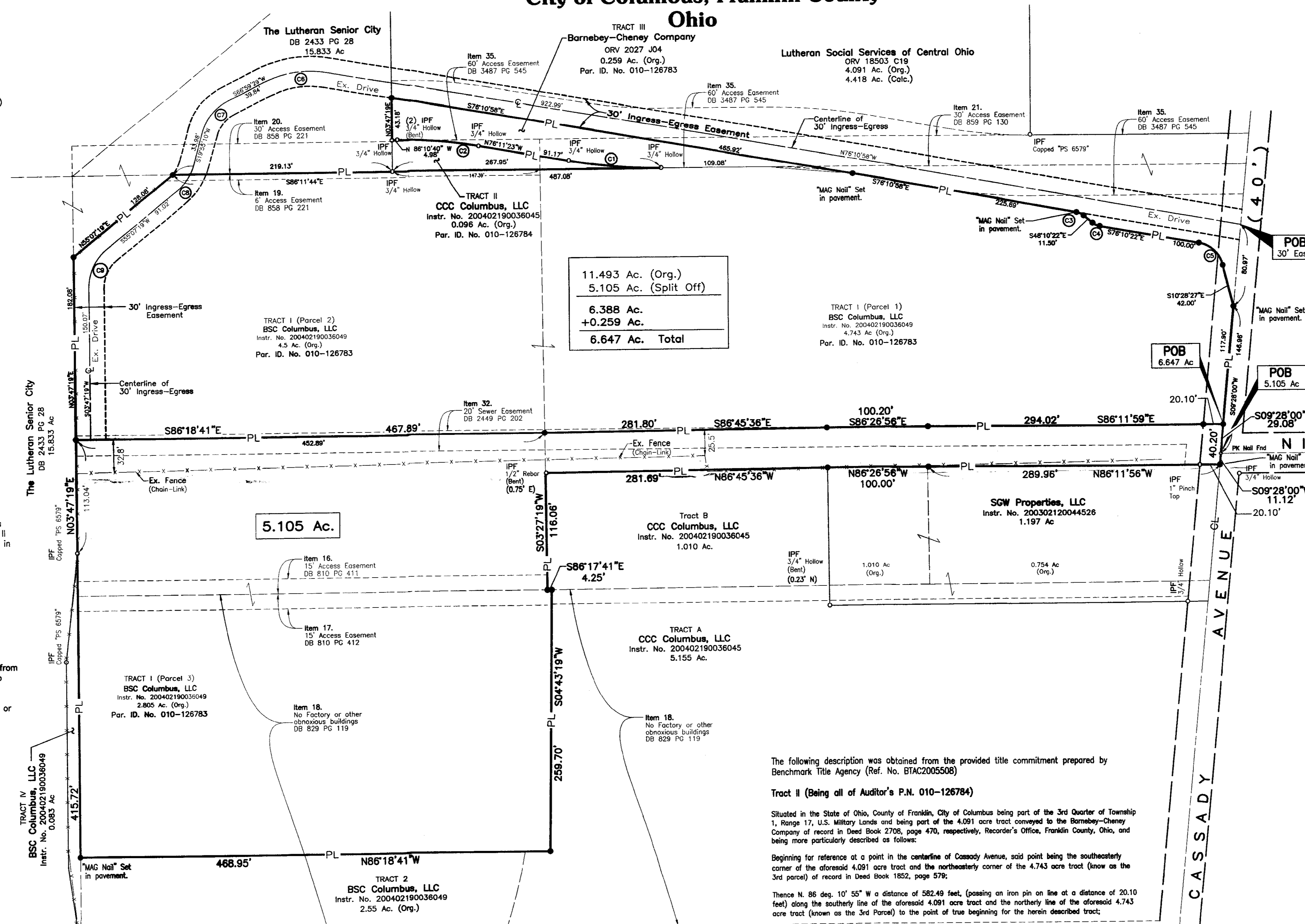
Scale: 1" = 60'

0 30 60 120

PLANS PREPARED BY:

E.P. FERRIS
AND ASSOCIATES
INC.

CONSULTING CIVIL ENGINEERS AND SURVEYORS
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999 Fax (614) 299-2992



BOUNDARY DATA (6.647Ac.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	09°57'49"	530.00'	92.17'	46.20'	92.05'	N81°09'10"W
C2	10°04'01"	466.90'	82.04'	41.12'	81.93'	N81°29'16"W
C3	29°58'55"	15.00'	7.85'	4.02'	7.76'	S61°10'22"E
C4	29°58'55"	15.00'	7.85'	4.02'	7.76'	S61°10'22"E
C5	65°42'29"	30.00'	34.40'	19.37'	32.55'	S43°19'25"E

EASEMENT DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C6	36°49'32"	100.00'	64.27'	33.29'	63.17'	S85°24'15"W
C7	47°04'19"	50.00'	41.08'	21.78'	39.93'	S43°27'20"W
C8	34°12'09"	50.00'	30.72'	15.86'	30.24'	S37°31'15"W
C9	51°20'02"	50.00'	44.80'	24.03'	43.31'	S29°27'18"W

RECEIVED
JUN 29 2005
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

Description of 6.647 Acre Tract

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the Third Quarter Township 3, Township 1, Range 17, United States Military Lands, containing 6.388 acres, being 3.673 acres of Tract 1 (Parcel 1), an original 4.743 acre tract, and being 2.715 acres of Tract 2 (Parcel 2), an original 4.5 acre tract, all being described in Instrument No. 200402190036049, to BSC Columbus, LLC, and all of a 0.259 acre tract (Dues) 0.262 acre (Survey) described in Instrument No. 200302120044526, to BSC Columbus, LLC, record references to those of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

- Beginning for reference at a found "PK Nail" located at the intersection of Cassidy Avenue (40') and Ninth Avenue (40');
- thence northerly, with the centerline of Cassidy Avenue, North 09° 28' 00" East, 29.08 feet to a "MAG Nail" set in asphalt and being the TRUE POINT OF BEGINNING of the herein described tract of land;
- thence westerly, leaving said centerline, crossing said 4.743 acre tract and with the north line of a proposed 5.105 acre tract, the following three (3) courses;
- 1) North 86° 11' 59" West, passing on an iron pin set at 20.10 feet, 294.02 feet to an iron pin set;
 - 2) North 86° 26' 56" West, 100.20 feet to an iron pin set;
 - 3) North 86° 45' 36" West, 281.80 feet to an iron pin set in the east line of said 4.5 acre tract and the west line of said 4.743 acre tract;
- thence westerly, crossing said 4.5 acre tract, North 86° 18' 41" West, 467.89 feet to an iron pin set in the west line of said 4.5 acre tract, also being the east line of a 15.833 acre tract conveyed to The Lutheran Senior City as described in Deed Book 2433, Page 28;
- thence northerly, with the west line of said 4.5 acre tract and the east line of said 15.833 acre tract, North 03° 47' 19" East, 182.08 feet to an iron pin set;
- thence northeasterly, crossing said 4.5 acre tract, North 55° 07' 19" East, 128.08 feet to an iron pin set, said pin being in the north line of said 4.5 acre tract;
- thence easterly, with the north line of said 4.5 acre tract and south line of said 15.833 acre tract, South 86° 11' 44" East, 219.13 feet to a 3/4" hollow iron pin found, said pin being a southeast corner of said 15.833 acre tract and being the southwest corner of a 0.096 acre tract (Tract D) conveyed to CCC Columbus, LLC as described in Instrument No. 200402190036045;
- thence easterly, South 86° 11' 44" East, with the south line of said 0.096 acre tract, part of the north line of said 4.5 acre tract, and part of the north line of said 4.743 acre tract, passing the southeast corner of said 15.833 acre tract and being the southwest corner of a 0.096 acre tract (Tract D) conveyed to CCC Columbus, LLC as described in Instrument No. 200402190036045;
- thence easterly, South 86° 11' 44" East, with the south line of said 0.096 acre tract, part of the north line of said 4.5 acre tract, and part of the north line of said 4.743 acre tract, passing the southeast corner of said 15.833 acre tract and being the southwest corner of a 0.096 acre tract (Tract D) conveyed to CCC Columbus, LLC as described in Instrument No. 200402190036045;
- thence westerly, with the south line of said 0.259 acre tract, the north line of said 0.096 acre tract, the following four (4) courses;

- 1) with a curve to the right, having a radius of 530.00 feet a central angle of 09° 57' 49", a chord bearing North 81° 09' 10" West a chord distance of 92.05 feet, an arc distance of 92.17 feet to a 3/4" hollow iron pin found;
 - 2) North 76° 11' 23" West, 91.17 feet to a 3/4" hollow iron pin found, being a point of curvature;
 - 3) with a curve to the left, having a radius of 466.90 feet a central angle of 10° 04' 01", a chord bearing North 81° 29' 16" West a chord distance of 81.93 feet, an arc distance of 82.04 feet to a 3/4" hollow iron pin found;
 - 4) North 86° 10' 40" West, 4.98 feet to a 3/4" hollow pin found, said pin being the northwest corner of said 0.096 acre tract, the southwest corner of said 0.259 acre tract and being in an east line of said 15.833 acre tract;
- thence northerly, with the east line of said 15.833 acre tract and the west line of said 0.259 acre tract, North 03° 47' 19" East, 43.18 feet to an iron pin set;
- thence northeasterly, with the north line of said 0.259 acre tract and the south line of a 4.091 acre tract conveyed to Lutheran Social Services of Central Ohio as described in Official Record Volume 18503 C19, South 76° 10' 58" East, 465.92 feet "MAG Nail" set in asphalt at the southeast corner of said 0.259 acre tract;
- thence southeasterly, with the south line of said 4.091 acre tract and crossing said 4.743 acre tract, the following seven (7) courses;
- 1) South 76° 10' 58" East, 225.69 feet to "MAG Nail" set in asphalt, being a point of curvature;
 - 2) with a curve to the right, having a radius of 15.00 feet a central angle of 29° 58' 55", a chord bearing South 61° 10' 22" East a chord distance of 7.76 feet, an arc distance of 7.85 feet to an iron pin set;
 - 3) South 46° 10' 22" East, 11.50 feet to an iron pin set, being a point of curvature;
 - 4) with a curve to the left, having a radius of 15.00 feet a central angle of 29° 58' 55", a chord bearing South 61° 10' 22" East a chord distance of 7.76 feet, an arc distance of 7.85 feet to an iron pin set;
 - 5) South 76° 10' 22" East, 100.00 feet to an iron pin set, being a point of curvature;
 - 6) with a curve to the right, having a radius of 30.00 feet a central angle of 65° 42' 29", a chord bearing South 43° 19' 25" East a chord distance of 32.55 feet, an arc distance of 34.40 feet to an iron pin set;
 - 7) South 10° 28' 27" East, 42.00 feet to an "MAG Nail" set in the centerline of Cassidy Avenue;
- thence southerly, with the centerline of Cassidy Avenue and the east line of said 4.743 acre tract, South 09° 28' 00" West, 117.90 feet to the point of beginning, containing 6.647 acres of land, more or less, as described in survey dated June 23, 2005 by Matthew E. Ferris, P.E., P.S., Professional Surveyor No. 8230.



We hereby certify to Lutheran Senior City, Inc., Benchmark Title Agency, Commonwealth Land Title Insurance Company, that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

This survey was developed using properly described provisions in the title commitment prepared by Benchmark Title Agency (Ref. No. BTAC2005508)

BY: *Matthew E. Ferris* Date: 06-29-05
Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230

DRWN BY MEF CHK BY MEF DATE 06-23-05 708259