

SURVEY OF ACREAGE PARCEL

Located in Lots 18 & 19, Quarter Township 2, Township 1, Range 18,

United States Military Lands

City Of Columbus, Franklin County, Ohio

St. George Greek Orthodox Foundation
6.66 Acres
O.R. 1978 A14

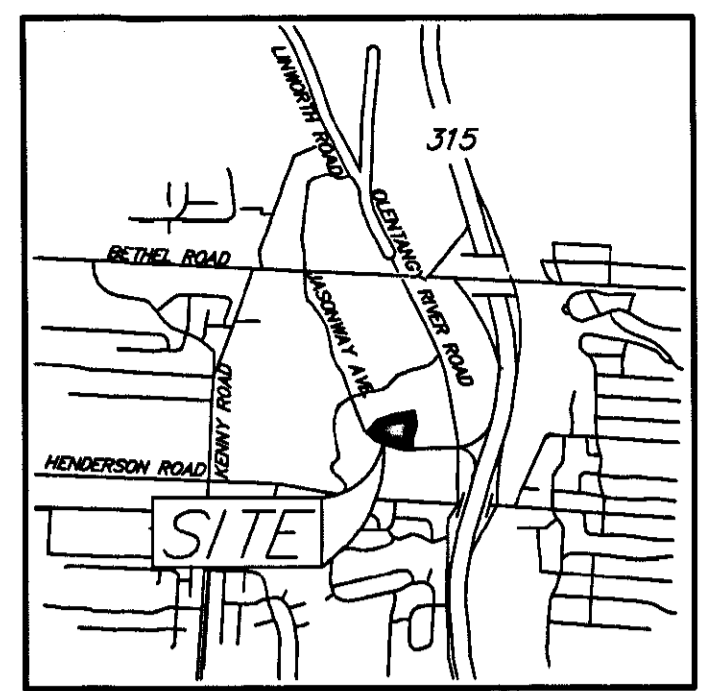
Knightsbridge Professional
Office Building, LTD
3.971 Acres
O.R. 3777 B18

Alzheimers Medical Properties, LLC
Original 5,914 Acres
I.N. 199705160001887

4.342 Acres

One Story Brick Building
42,526 Square feet
Address = 700 Jasonway

Alzheimers Medical Properties, LLC
1.572 Acres
I.N. 200007130138668



LOCATION MAP
NOT TO SCALE

RECEIVED

APR 03 2006

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

4.342 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Lots 18 & 19, Quarter Township 2, Township 1, Range 18, United States Military Lands, being all of the remainder of the 5.914 acre tract conveyed to Alzheimers Medical Properties LLC by deed of record in instrument Number 199705160001887, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set in the northerly right-of-way line of Jasonway Avenue (60 feet wide), as dedicated in Plat Book 49, Page 70, at the common corner of said original 5.914 acre tract and the 6.666 acre tract conveyed to St. George Greek Orthodox Foundation by deed of record in Official Record 1978A14;

Thence North 54° 03' 17" East, a distance of 200.00 feet, with the line common to said original 5.914 and 6.666 acre tracts, to an iron pin set at an angle point;

Thence North 65° 54' 28" East, a distance of 304.79 feet, continuing with said common line, to an iron pin set at a common corner of said original 5.914 and 6.666 acre tracts and the 3.971 acre tract conveyed to Knightsbridge Professional Office Building, Ltd by deed of record in Official Record 377B18;

Thence South 86° 57' 28" East, a distance of 210.00 feet, with the line common to said original 5.914 and 3.971 acre tracts, to a drill hole found in the westerly right-of-way line of Wakeford Street (a private street);

Thence South 03° 02' 32" West, a distance of 229.51 feet, with the easterly line of said original 5.914 acre tract, and said westerly right-of-way line, to an iron pin set at a common corner of the remainder of said original 5.914 acre tract and the 1.572 acre tract conveyed to Alzheimers Medical Properties, LLC by deed of record in instrument Number 200007130138668;

Thence with the lines common to the remainder of said original 5.914 acre tract and said 1.572 acre tract, the following courses and distances:

South 78° 08' 33" West, a distance of 217.42 feet, to an iron pin set;

South 21° 35' 55" West, a distance of 90.00 feet, to an iron pin set;

South 13° 35' 55" West, a distance of 104.00 feet, to an iron pin set;

South 23° 35' 55" West, a distance of 90.00 feet, to an iron pin set on a curve in the northerly right-of-way line of said Jasonway Avenue;

Thence with said northerly right-of-way line, the following courses and distances:

With said curve to the right, having a central angle of 22° 38' 14", a radius of 320.00 feet, an arc length of 205.45 feet, and a chord which bears North 55° 04' 58" West, a chord distance of 204.12 feet, to an iron pin set at a point of tangency;

North 43° 45' 51" West, a distance of 28.00 feet, to an iron pin set at a point of curvatures;

With said curve to the right, having a central angle of 07° 49' 08", a radius of 1670.00 feet, an arc length of 227.90 feet, and a chord which bears North 39° 51' 17" West, a chord distance of 227.72 feet, to the POINT OF BEGINNING, containing 4.342 acres of land, more or less.

LEGEND

- ☐ Telephone Pedestal
- ☐ CATCH BASIN
- ☐ CATCH BASIN
- ☐ FIRE HYDRANT
- ☐ FIRE VALVE
- IRON PIN
- LIGHT POLE
- MANHOLE
- WATER VALVE
- DRAINAGE FLOW DIRECTION
- ⊕ GAS METER
- ⊕ CLEANOUT
- ⊕ CABLE PED.
- ⊕ ELECTRIC PED.
- ⊕ A/C UNIT

NOTE:

The bearings herein are based on North 43° 45' 51" West for a portion of the centerline of Jasonway Avenue, as shown in Plat Book 49, Page 70.

Current zoning classification is CPD (Commercial Planned District)

Restrictions of record in Plat Book 49, Page 71 do not apply to subject tract.

Easements of record in Plat Book 43, Page 56 do not apply to subject tract.

Blanket easement granted to Columbus Southern Power, of record in O.R. 14534A05 (not locatable)

Blanket easement granted to Ohio Fuel Gas Co., of record in D.B. 1854, Pg. 341. (not locatable)

Easements of record in D.B. 2184, Pg. 302 and D.B. 2530, Pg. 295 do not apply to subject tract.

In a CPD Zoning District the maximum lot coverage shall be no greater than 60% of the lot area.

Certification:

The undersigned, being a registered surveyor in the State of Ohio, certifies to (1) The Home Savings and Loan Company of Youngstown, Ohio and (2) The Title Company, as follows:

That this survey was actually made upon the ground and that it and the information, courses and distances shown thereon are accurate and true, to the best of my knowledge, information and belief.

STATE OF OHIO
JAMES M. PEARSON
7840
PROFESSIONAL SURVEYOR

James M. Pearson 4/3/06
Professional Surveyor No. 7840

EMHIT Evans, Mechwart, Hamilton & Tilton, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43204 Phone: 614.775.4500 Fax: 614.775.4800		Date: March 29, 2006 Scale: 1" = 30' Job No: 2006-0653 Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION