

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.12'	25.00'	85°04'57"	S 44°55'47" E	33.81'
C2	98.07'	270.00'	20°48'39"	S 12°46'02" E	97.53'
C3	42.66'	25.00'	97°48'17"	S 43°37'00" W	37.67'
C4	65.63'	210.00'	17°54'19"	N 14°13'11" W	65.36'

# ALTA/ACSM LAND TITLE SURVEY

PREPARED BY:

## CUYAHOGA ENGINEERING & SURVEYING SERVICES

ENVIRONMENTAL, CIVIL, STRUCTURAL CONSULTING ENGINEERS & SURVEYORS  
 1284 S.O.M. CENTER ROAD, SUITE 233, MAYFIELD HEIGHTS, OHIO 44124  
 PHONE: (216) 299-6743 E-mail: cpgulla@aol.com

SCALE: 1" = 60'

NOVEMBER 2015

### CERTIFICATION

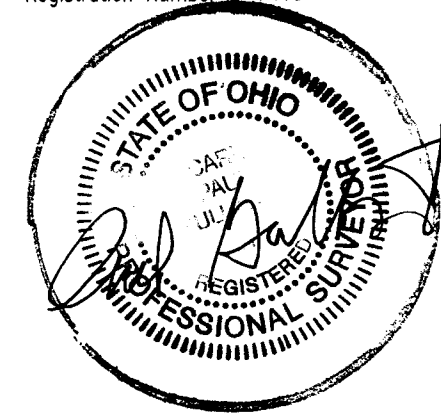
To:

Fidelity National Title Insurance Company, and thier successors and assigns  
 Basis Real Estate Capital II, LLC, and thier successors and assigns  
 Roberts Crossing LLC, an Ohio limited liability company, and thier successors and assigns  
 Carnegie Properties, Inc. an Ohio corporation, and thier successors and assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detailed Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(b), 7(c), 8, 9, 11(a), 11(b), 13, and 16 of Table A. Field work was completed on November 23, 2015.

11-23-2015

CARL P. GULLA, JR., PE, PS  
 CUYAHOGA ENGINEERING & SURVEYING SERVICES  
 Registration Number S-7418



**RECEIVED**








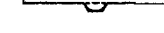


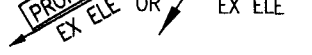





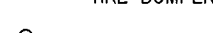

JAN 08 2016

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

Job Number: 151109-00  
 Folder Number: Roberts Crossing  
 File Name: Columbus Plaza 3.dwg  
 Date: November 23, 2015

- 11 Sub
- 11 Subject to five-foot wide utility easements as shown on the record plat of Katherine Durban Subdivision of record in Plat Book 23, page 35 of Franklin County, Ohio Records.
  - 12 Subject to an Easement in favor of the City of Columbus, Ohio recorded in Official Record 19702, page H08, Franklin County, Ohio Records.
  - 13 Subject to an Easement in favor of The Ohio Bell Telephone Company recorded in Official Record 20070, page JII, as partially released by a Release of Easement recorded in Official Record 27259, page B08, Franklin County, Ohio Records.
  - 14 Subject to Easements reserved in a General Warranty Deed recorded in Official Record 24391, page 116, Franklin County, Ohio Records.
  - 15 Subject to an Easement in favor of The Ohio Bell Telephone Company recorded in Official Record 25957, page D04, Franklin County, Ohio Records.
  - 16 Subject to Restrictions described in a General Warranty Deed recorded in Official Record 27259, page B13, Franklin County, Ohio Records.
  - 17 Subject to an Easement reserved in favor of Michael T. McClaskie and Teresa D. McClaskie for signage purposes as outlined in Official Record 27373, page A04, Franklin County, Ohio Records.
  - 18 Subject to Easement reserved by Fiduciary Deed recorded in Official Record 27373, page A15, Franklin County, Ohio Records.
  - 19 Subject to Easements and Restrictions set forth in a deed recorded in Official Record 27416, page 115, Franklin County, Ohio Records.
  - 20 Subject to the Terms, Conditions and Easement for Ingress/Egress and Parking set forth in Official Record 27429, page B20, Franklin County, Ohio Records.
  - 21 Subject to an Easement in favor of the City of Columbus, Ohio recorded in Official Record 27741, page 115, Franklin County, Ohio Records.
  - 22 Subject to an Easement in favor of The Ohio Bell Telephone Company recorded in Official Record 28290, page B01, Franklin County, Ohio Records.
  - 23 Subject to an Easement in favor of The Ohio Bell Telephone Company recorded in Official Record 28290, page B04, Franklin County, Ohio Records.
  - 24 Subject to a Storm Sewer Easement and Building Setback Lines as shown on the Dedication Plat for Potts Place shown in Plat Book 81, page 82, Franklin County, Ohio Records.
  - 25 Subject to a Right-of-Way and Easement in favor of Columbus Southern Power Company for the transmission and distribution of electrical energy and related purposes recorded in Official Record 29105, page H02, Franklin County, Ohio Records.
  - 26 Subject to an Easement for the right lay pipelines in favor of Columbia Gas of Ohio, Inc. recorded in Official Record 32864, page A0I, Franklin County, Ohio Records.
  - 27 Subject to a Declaration of Easements and Covenants recorded in Official Record 32961, page A0I, Franklin County, Ohio Records.
  - 28 Subject to a Declaration of Easements and Covenants recorded in Instrument No. 200910260154200, of Franklin County Records
  - 25 Easement and Right of Way granted to Columbus Southern Power Company 29105H03

**LEGEND**

-  HYDRANT
-  MANHOLE
-  UTILITY POLE
-  LIGHT POLE
-  TREE
-  INLET
-  SURVEYOR'S MONUMENT
-  STATION SIGN
-  LUMINAERE
-  TRAFFIC SIGNAL
-  PROP ELE OR EX ELE
-  DRAINAGE PATTERN
-  5/8" IP FD UNLESS OTHERWISE NOTED
-  3/4" IRON PIPE FD UNLESS OTHERWISE NOTED
-  GAS VALVE
-  WATER VALVE
-  TIRE BUMPER
-  HANDICAP PARKING

**GENERAL NOTES**

Zoning  
CPD (Ordinance No 294-071)

**Setbacks**

Location	Required	Actual
Front	25 ft	248.7 ft Compliant
Sides	25 ft	55.7 ft Compliant
Rear	25 ft	50.5 ft Compliant
Parking	25 ft	47.6 ft Compliant

**Building Height**

Maximum Required Height	35 ft
Actual Height (Average (23.3+43)/2)	33.15 ft

Compliant

**Parking**

Minimum Required Parking	285 (7 Handicap)
Maximum Required Parking	392 (8 Handicap)
Existing Parking	385 (8 Handicap)

Compliant

**No Density Requirements**

Zoning Requirements were provided by: Howard Zoning Associates, LLC

**Flood Zone**

Zone X as shown by FIRM  
Community Panel No 39049C0120G

ITEM NO. 18 Was not plotted; is a Blanket Easement Covering unimproved areas

**ACCESS**

The 9.2745 acre parcel has access to Potts Place along its Easterly Boundary, to Hilliard-Roma Road on its Westerly Boundary, and to Roberts Road on its Northerly Boundary.

**ALTA/NSPS LAND TITLE SURVEY**

ROBERTS CROSSING  
COLUMBUS, OHIO

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