

Flood Zone Classification
The subject property is located in Zone X in Community No. 390170 as shown on Flood Insurance Rate Map No. 39049C0409K, dated June 17, 2008. Zone X is not a special flood hazard area.

Subject Parcels
See Page 2 of 2 for Detail

Parent Parcel
Vacant Land
(No buildings or structures)
163.44 Acres
PFK Company II, LLC
Instrument 201212130192046
Tamarack Enterprises II, L.P.
Instrument 201409300128917

Legal Description
Thence running perpendicular to said S. High Street centerline, S 82°-52'-03" W a distance of 86.89 feet to an iron pin set on the southwesterly right-of-way line of said S. High Street;
Thence along said right-of-way line, N 06°-08'-58" W a distance of 90.10 feet to iron pin set and the true place of beginning of the tract of land herein described:

Thence by the next thirteen courses through lands of the Grantors on a curve to the right having a radius of 49.00 feet, a delta angle of 27°-25'-51", an arc distance of 23.46 feet and a chord bearing S 69°-09'-08" W for a distance of 23.24 feet to an iron pin set at a point of tangency;
Thence S 82°-52'-03" W a distance of 224.58 feet to an iron pin set at a point of curvature;
Thence on a curve to the right having a radius of 74.00 feet, a delta angle of 90°-00'-00", an arc distance of 116.24 feet and a chord bearing N 52°-07'-57" W for a distance of 104.65 feet to an iron pin set at a point of tangency;
Thence N 07°-07'-57" W a distance of 123.50 feet to an iron pin set;
Thence S 82°-52'-03" W a distance of 60.50 feet to an iron pin set;
Thence S 07°-07'-57" E a distance of 112.08 feet to an iron pin set;
Thence S 82°-52'-03" W a distance of 145.00 feet to an iron pin set;
Thence N 07°-07'-57" W a distance of 218.00 feet to an iron pin set;
Thence N 82°-52'-03" E a distance of 145.00 feet to an iron pin set;
Thence S 07°-07'-57" E a distance of 95.92 feet to an iron pin set;
Thence N 82°-52'-03" E a distance of 60.00 feet to an iron pin set;
Thence N 07°-07'-57" W a distance of 263.00 feet to an iron pin set;
Thence N 82°-52'-03" E a distance of 327.00 feet to an iron pin set on said S. High Street right-of-way line;

Thence by the next three courses along said right-of-way line, S 07°-07'-57" E a distance of 444.71 feet to an iron pin set;
Thence S 83°-51'-02" W a distance of 5.00 feet to an iron pin set;
Thence, S 06°-08'-58" E a distance of 20.37 feet to the true place of beginning of the tract of land herein described.

Containing in area 4.238 Acres and being subject to all legal highways, right of ways and easements.
All iron pins set are 5/8" in diameter re-bar 30" long with I.D. Caps bearing Chamberlin #6744.

The reference bearing based on State Plane Grid Ohio South, NAD83 (2011), Elevations are NAVD 88, Tied by GPS to O.D.O.T. VRS. The centerline of S. High Street held at S 07°-07'-57" E and used to denote angles only.

This description is based on a survey prepared by Keith A. Chamberlin P.S. #6744 December 18, 2017. (Revised: 2-21-2018; Revised 05-29-2018; Revised 10-09-2018)

Access Parcel B
Known as and being a tract of land situated in The City of Columbus and is a part of the Northwest Quarter of Section #33, Township #4, Range #22, Congress Lands, Franklin County, State of Ohio and is a part of a 163.444 Acres tract conveyed to PFK Company II, LLC as described in Instrument 201212130192046 and Tamarack Enterprises II, L.P. as described in Instrument 201409300128917 of the Franklin County Recorder's office and being more fully described as follows:

Commencing at Mag nail found at the centerline intersection of Cottage Street (60 feet wide-Plat Book 4, Page 163) and the existing centerline construction for Columbus-Portsmouth Road commonly known as S. High Street (U.S. Route 23 - Width varies-PIC-23-17.66 FRA-23-(0.00-5.37));
Thence by the next three courses along said S. High Street centerline N 06°-39'-44" E a distance of 377.33 feet to a point of curvature;
Thence on a curve to the left having a radius of 4750.65 feet, a delta angle of 13°-47'-44", an arc distance of 1143.86 feet and a chord bearing N 00°-14'-05" W for a distance of 1141.10 feet to a 3/4" iron pipe found flush at a point of tangency;
Thence N 07°-07'-57" W a distance of 472.33 feet to an iron pin set;
Thence running perpendicular to said S. High Street centerline, S 82°-52'-03" W a distance of 86.89 feet to an iron pin set on the southwesterly right-of-way line of said S. High Street;
Thence along said right-of-way line, N 06°-08'-58" W a distance of 16.70 feet to iron pin set and the true place of beginning of the tract of land herein described:

Thence by the next eight courses through lands of the Grantors on a curve to the left having a radius of 49.00 feet, a delta angle of 25°-47'-02", an arc distance of 22.05 feet and a chord bearing N 84°-14'-26" W for a distance of 21.87 feet to an iron pin set at a point of tangency;
Thence S 82°-52'-03" W a distance of 359.08 feet to an iron pin set;
Thence N 07°-07'-57" W a distance of 260.50 feet to an iron pin set;
Thence N 82°-52'-03" E a distance of 60.50 feet to an iron pin set;
Thence S 07°-07'-57" E a distance of 123.50 feet to an iron pin set at a point of curvature;
Thence on a curve to the left having a radius of 74.00 feet, a delta angle of 90°-00'-00", an arc distance of 116.24 feet and a chord bearing S 52°-07'-57" E for a distance of 104.65 feet to an iron pin set at a point of tangency;
Thence N 82°-52'-03" E a distance of 224.58 feet to an iron pin set at a point of curvature;
Thence on a curve to the left having a radius of 49.00 feet, a delta angle of 27°-25'-51", an arc distance of 23.46 feet and a chord bearing N 69°-09'-08" E for a distance of 23.24 feet to an iron pin set on said S. High Street right-of-way line;

Thence along said right-of-way line, S 06°-08'-58" E a distance of 73.40 feet to the true place of beginning of the tract of land herein described.

Containing in area 0.854 Acres and being subject to all legal highways, right of ways and easements.
All iron pins set are 5/8" in diameter re-bar 30" long with I.D. Caps bearing Chamberlin #6744.

The reference bearing based on State Plane Grid Ohio South, NAD83 (2011), Elevations are NAVD 88, Tied by GPS to O.D.O.T. VRS. The centerline of S. High Street held at S 17°-07'-57" E and used to denote angles only.

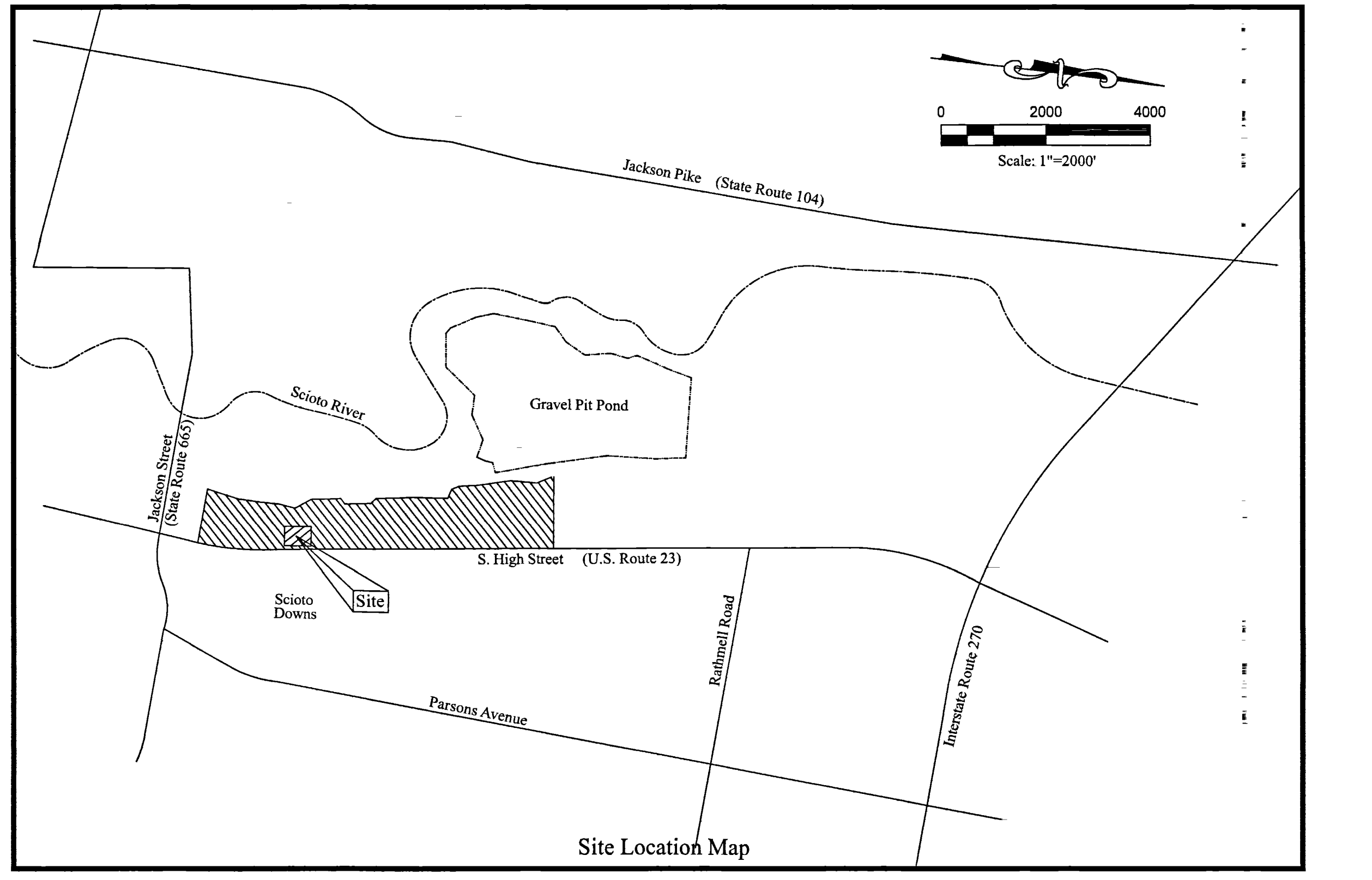
This description is based on a survey prepared by Keith A. Chamberlin P.S. #6744 December 18, 2017. (Revised February 5, 2018; Revised: 02-21-2018; Revised 05-29-2018; Revised 10-09-2018)

Access Parcel C
Known as and being a tract of land situated in The City of Columbus and is a part of the Northwest Quarter of Section #33, Township #4, Range #22, Congress Lands, Franklin County, State of Ohio and is a part of a 163.444 Acres tract conveyed to PFK Company II, LLC as described in Instrument 201212130192046 and Tamarack Enterprises II, L.P. as described in Instrument 201409300128917 of the Franklin County Recorder's office and being more fully described as follows:

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Thence by the next three courses along said S. High Street centerline N 06°-39'-44" E a distance of 377.33 feet to a point of curvature;
Thence on a curve to the left having a radius of 4750.65 feet, a delta angle of 13°-47'-44", an arc distance of 1143.86 feet and a chord bearing N 00°-14'-05" W for a distance of 1141.10 feet to a 3/4" iron pipe found flush at a point of tangency;
Thence N 07°-07'-57" W a distance of 472.33 feet to an iron pin set;
Thence N 07°-07'-57" W a distance of 494.40 feet to a point;
Thence leaving said S. High Street centerline and through lands of the Grantors, S 82°-52'-03" W a distance of 452.00 feet passing over an iron pin set at 81.51 feet on the southwesterly right-of-way line of said S. High Street on an iron pin set;
Thence N 07°-07'-57" W a distance of 260.00 feet to an iron pin set and the true place of beginning of the tract of land herein described:

Thence N 07°-07'-57" W a distance of 10.00 feet to an iron pin set;
Thence N 82°-52'-03" E a distance of 60.00 feet to an iron pin set;
Thence S 07°-07'-57" W a distance of 10.00 feet to an iron pin set at a point;

This description is based on a survey prepared by Keith A. Chamberlin P.S. #6744 December 18, 2017. (Revised February 5, 2018; Revised: 2-21-2018; Revised 06-12-2018; Revised 10-09-2018)



Legal Description
Thence on a curve to the left having a radius of 4750.65 feet, a delta angle of 13°-47'-44", an arc distance of 1143.86 feet and a chord bearing N 00°-14'-05" W for a distance of 1141.10 feet to a 3/4" iron pipe found at a point of tangency;
Thence N 07°-07'-57" W a distance of 1027.40 feet to a point;
Thence leaving said S. High Street centerline and through lands of the Grantors, S 82°-52'-03" W a distance of 407.00 feet to an iron pin set, passing over an iron pin set at 80.00 feet on the southwesterly right-of-way line of said S. High Street and the true place of beginning of the tract of land herein described:

Containing in area 0.014 Acres and being subject to all legal highways, right of ways and easements.
All iron pins set are 5/8" in diameter re-bar 30" long with I.D. Caps bearing Chamberlin #6744.

Right-of-Way Dedication
The reference bearing based on State Plane Grid Ohio South, NAD83 (2011), Elevations are NAVD 88, Tied by GPS to O.D.O.T. VRS. The centerline of S. High Street held at S 17°-07'-57" E and used to denote angles only.

This description is based on a survey prepared by Keith A. Chamberlin P.S. #6744 December 18, 2017. (Revised February 5, 2018; Revised: 02-21-2018; Revised 05-29-2018) Known as and being a tract of land situated in The City of Columbus and is a part of the Northwest Quarter of Section #33, Township #4, Range #22, Congress Lands, Franklin County, State of Ohio and is a part of a 163.444 Acres tract conveyed to PFK Company II, LLC as described in Instrument 201212130192046 and Tamarack Enterprises II, L.P. as described in Instrument 201409300128917 of the Franklin County Recorder's office and being more fully described as follows:

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Thence by the next three courses along said S. High Street centerline N 06°-39'-44" E a distance of 377.33 feet to a point of curvature;

Thence on a curve to the left having a radius of 4750.65 feet, a delta angle of 13°-47'-44", an arc distance of 1143.86 feet and a chord bearing N 00°-14'-05" W for a distance of 1141.10 feet to a 3/4" iron pipe found flush at a point of tangency;
Thence N 07°-07'-57" W a distance of 472.33 feet to an iron pin set and the true place of beginning of the tract of land herein described:

Thence leaving said S. High Street centerline and through lands of the Grantors, S 82°-52'-03" W a distance of 86.89 feet to an iron pin set;
Thence by the next two courses through lands of the Grantors, N 06°-08'-58" W a distance of 110.47 feet to an iron pin set;
Thence N 82°-52'-03" E a distance of 5.00 feet to an iron pin set on the southwesterly right-of-way line of said S. High Street;
Thence leaving said right-of-way line and continuing through lands of the Grantors and running parallel and 80.00' from said High Street centerline, N 07°-07'-57" W a distance of 444.71 feet to an iron pin set;
Thence N 82°-52'-03" E a distance of 80.00 feet to an iron pin set on said High Street centerline;
Thence along said centerline, S 07°-07'-57" E a distance of 555.08 feet to the true place of beginning of the tract of land herein described.

Containing in area 1.034 Acres of which 0.987 Acres are within the existing right-of-way of S. High Street and being subject to all legal highways, right of ways and easements.

All iron pins set are 5/8" in diameter re-bar 30" long with I.D. Caps bearing Chamberlin #6744.

The reference bearing based on State Plane Grid Ohio South, NAD83 (2011), Elevations are NAVD 88, Tied by GPS to O.D.O.T. VRS. The centerline of S. High Street held at S 17°-07'-57" E and used to denote angles only.

Easements of Record

- 10 Easement and lease information corresponds to Hummel Title Agency, Inc./First American Title Insurance Company Commitment No. HTA-9834 with an effective date of July 17, 2017.
- 11 Oil and Gas Lease
Earl S. Davis, Trustee to Robinson Bros. & Blacksten Bros.
Lease Record 59, Page 510 - May 2, 1927
**Can not be plotted - blanket in nature
- 12 Easement for Electric Distribution (30' in width)
Earl S. Davis, Trustee to The Columbus Railway, Power & Light Company
Deed Book 859, Page 420 - July 29, 1927
**Can not be determined due to outdated references
- 13 Easement for Electric Distribution
Earl S. Davis, Trustee to The Columbus Railway, Power & Light Company
Deed Book 914, Page 78 - May 4, 1929
**Can not be determined - Exhibit "A" not attached
- 14 Easement for Highway Purposes
The Ohio National Bank of Columbus, Trustee to State of Ohio
Deed Book 1526, Page 547 - November 21, 1949
**Does not affect subject property - not in the Section 28 or 33
- 15 Easement for Highway Purposes
The Ohio National Bank of Columbus, Trustee to State of Ohio
Deed Book 1526, Page 550 - November 21, 1949
**Does not affect subject property - East of U.S. Route 23
- 16 Easements for Electric Distribution (5' in width)
The Ohio National Bank of Columbus, Trustee to Columbus and Southern Ohio Electric Company
Deed Book 1855, Page 301 - Filed December 31, 1954
** Document provided is illegible
- 17 Easement for Electric Distribution
The Ohio National Bank, Trustee to Columbus and Southern Ohio Electric Company
Deed Book 1855, Page 302 - Filed December 31, 1954
** 2 anchor locations affect the parent parcel as shown
- 18 Easement for Electric Distribution
The Ohio National Bank, Trustee to Columbus and Southern Ohio Electric Company
Deed Book 1855, Page 303 - Filed December 31, 1954
** Does not affect subject property - north of subject property
- 19 Easement for Electric Distribution
The Ohio National Bank, Trustee to Columbus and Southern Ohio Electric Company
Deed Book 1855, Page 322 - Filed December 31, 1954
**Does not affect subject property - north of subject property
- 20 Easement for Electric Distribution
The Ohio National Bank, Trustee to Columbus and Southern Ohio Electric Company
Deed Book 1931, Page 251 - Filed January 5, 1956
**Does not affect subject property - north of subject property
- 21 Easement for Highway Purposes
The Ohio National Bank of Columbus, Trustee to County of Franklin
O.R. Volume 4523, Page A14
**Does not affect subject property - east of U.S. Route 23
- 22 Easement for Highway Purposes
The Ohio National Bank of Columbus, Trustee to County of Franklin
O.R. Volume 4523, Page A20
**Does not affect subject property - east of U.S. Route 23 - Same as Item 21
- 23 Blanket Easement for Electric Distribution within U.S. Route 23 (no width)
The Ohio National Bank, Trustee to Columbus Railway, Power and Light Company
Deed Book 1033, Page 369 - January 2, 1936
**Affects subject property but can not be plotted - blanket in nature
- 24 Easement for Electric Distribution
The Ohio National Bank, Trustee to Columbus and Southern Ohio Electric Company
Deed Book 2447, Page 629 - December 20, 1962
**Affects subject property as shown
- 25 Easement for Electric Distribution (150' wide)
The Ohio National Bank, Trustee to Columbus and Southern Ohio Electric Company
Deed Book 3009, Page 329 - September 15, 1969
**Affects parent parcel as shown
- 26 Easement for Electric Distribution (5' wide)
Michael H. Fennell and Patricia F. Kulha to Columbus Southern Power Company
O.R. Volume 28653, Page F06 - March 15, 1995
**Does not affect subject property - north of parent parcel
- 27 Easement for Raw Water Transmission Main
Michael H. Fennell and Patricia F. Kulha to City of Columbus
Instrument No. 19970780042399-7, July 8, 1997
**Affects parent parcel as shown
- 28 Easement for Raw Water Transmission Main
Michael H. Fennell and Patricia F. Kulha to City of Columbus
Instrument No. 19970780042399-7, July 8, 1997
**Does not affect subject property - east of S. Route 23

RECORDED
OCT 10 2018
Franklin County Engineer
CORNELL K. ROBERTSON, P.E., P.S.
Keith A. Chamberlin, P.S. #6744
October 9, 2018
Date

Map of Survey and Subdivision		
Date:	Project:	Drawn by:
12-04-2017	S.H. 17-12.2686	PMN
Situated in Section 33 Township 4, Range 22, Congress Lands East of the Scioto City of Columbus, Franklin County, State of Ohio		
Chamberlin Surveying		
Email: 6744ka@csbglobal.net Phone: (330)-482-9578		514 E. Park Avenue Columbiana, Ohio 44408
Page 1 of 2		

Table A Notes

- Item 2 - Subject property is vacant and has no address at the time of survey.
- Item 5 - A ground survey is the source of the vertical relief with 1 foot contour intervals, State Plane Grid South, NAD83 (2011) Elevation datum is NAVD 88 Tied by GPS to O.D.O.T. VRS.
- Item 7 - Subject property is vacant and has no existing buildings.
- Item 9 - Subject property is vacant and has no existing parking.
- Item 11 - Subject property is not serviced by sanitary sewer.
- Item 16 - There was no apparent evidence of recent earth moving work, building construction, or building additions at the time of survey.
- Item 17 - Surveyor has no information regarding changes in street right-of-way lines. There was no apparent evidence of recent street or sidewalk construction at the time of survey.
- Item 18 - There was no apparent evidence of wetland delineation at the time of survey.

Zoning Information

No zoning report was supplied to the surveyor as of the date of survey.

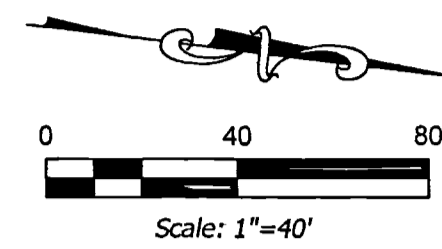
Classification ARO- Apartment Residential District

Setbacks
 Front: 80' = 1/2 of R/W width (160') on Columbus Thoroughfare Plan or 25' if none.
 Side: 5' except no sideyard required on interior lot line unless required by building code
 Rear: No less than 25% of total lot area.

Height: 35' maximum

Floor Space: no requirement

Source of zoning information is the City of Columbus Zoning Code as found at https://library.municode.com/oh/columbus/codes/code_of_ordinances on November 28, 2017.



- Legend**
- ☐ Monument found
 - Iron pin found
 - ⊙ Pipe Found
 - 5/8"x30" capped rebar set (ID Chamberlin 6744)

Hartman Farms Parcel (Parent Parcel)

Vacant Land
 (No buildings or structures)
 163.44 Acres
 PFK Company II, LLC
 Instrument 201212130192046
 Tamarack Enterprises II, L.P.
 Instrument 201409300128917

Septic Area
 0.740 Acres
 (Includes 1/2 Esmt.)

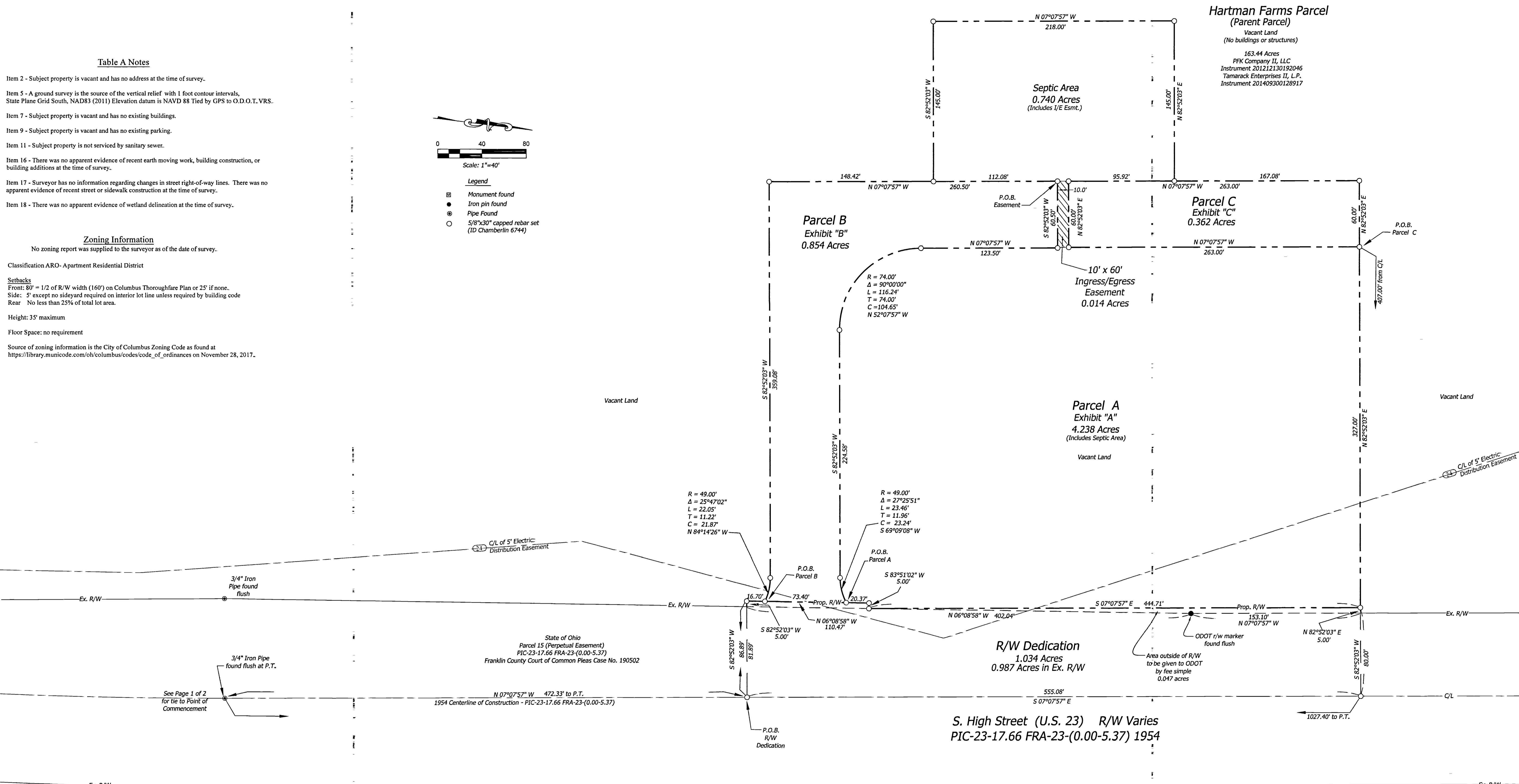
Parcel B Exhibit "B"
 0.854 Acres

Parcel C Exhibit "C"
 0.362 Acres

Parcel A Exhibit "A"
 4.238 Acres
 (Includes Septic Area)

R/W Dedication
 1.034 Acres
 0.987 Acres in Ex. R/W

S. High Street (U.S. 23) R/W Varies
 PIC-23-17.66 FRA-23-(0.00-5.37) 1954



See Page 1 of 2 for tie to Point of Commencement

FRANKLIN COUNTY ENGINEER
 OCT 16 2018
 Cornell K. Robertsau, P.E., P.S.

Underground Utilities:
 The underground utilities have been located from field survey information. The surveyor makes no guarantee the the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

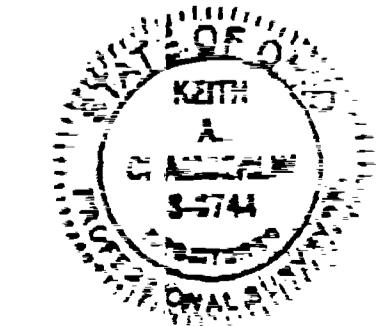
Underground Utilities
 All utilities must be verified by a Field Contractor
 2 Working Days
BEFORE YOU DIG
 Call 800-362-2764 (toll free)
 Ohio Utilities Protection Service
 Non-Members
 Must Be Called Deirectly

Reference Surveys:
 Survey for Kegler Brown Hill & Ritter, LPA by Albert J. Myers dated November 30, 2012
 ODOT Location Plan for State Route 23 dated June 7, 1954

Lands Surveyed:
 PFK Company II, LLC.
 Instrument 201212130192046
 Tamarack Enterprises II, L.P.
 Instrument 201409300128917

Basis of Bearing:
 State Plane Grid Ohio South, NAD83 (2011)
 Elevations are NAVD 88.
 Tied by GPS to O.D.O.T. VRS
 Centerline of S. High Street held at S 17°07'57" E

Keith A. Chamberlin
 Keith A. Chamberlin, P.S.# 6744 Date



Rev. 12-18-2017	Map of Survey and Subdivision	
Rev. 12-19-2017	Vacant Land on S. High Street, Columbus, Ohio	
Rev. 02-05-2018	Date: 12-04-2017	Project#: 17-12.2686
Rev. 02-21-2018	Drawn by: PMN	
Rev. 03-13-2018	Situated in Section 33	
Rev. 03-16-2018	Township 4, Range 22, Congress Lands East of the Scioto	
Rev. 04-17-2018	City of Columbus, Franklin County, State of Ohio	
Rev. 05-29-2018	Chamberlin Surveying	
Rev. 06-12-2018	Email: 6744kac@sbcglobal.net	514 E. Park Avenue
Rev. 10-09-2018	Phone: (330)-482-9578	Columbiana, Ohio 44408