

ITEMS CORRESPONDING TO SCHEDULE B-II

- 12 EASEMENT TO COLUMBIA GAS OF OHIO, INC., FILED FOR RECORD DECEMBER 31, 1969, IN DEED VOLUME 3031, PAGE 548, OF THE FRANKLIN COUNTY, OHIO RECORDS.
- THE DESCRIBED EASEMENT "A" CROSSES THE ORIGINAL PARENT PARCEL BUT DOES NOT CROSS THE SUBJECT PARCEL.
- THE DESCRIBED EASEMENT "B" IS SHOWN ALONG THE WESTERLY PROPERTY LINE OF THE SUBJECT PARCEL.
- 13 EASEMENT TO THE CITY OF COLUMBUS, OHIO, FILED FOR RECORD SEPTEMBER 12, 1972, IN DEED VOLUME 3270, PAGE 269, OF THE FRANKLIN COUNTY, OHIO RECORDS.
- THE EXACT LOCATION OF THE DESCRIBED EASEMENT CAN NOT BE DETERMINED.
- 14 EASEMENT TO THE CITY OF COLUMBUS, OHIO, FILED FOR RECORD MARCH 30, 1989, IN OFFICIAL RECORD VOLUME 13185, PAGE 115, OF THE FRANKLIN COUNTY, OHIO RECORDS.
- THE DESCRIBED 30' DRAINAGE EASEMENT IS SHOWN ALONG THE EASTERLY PROPERTY LINE OF THE SUBJECT PARCEL.
- 15 EASEMENT TO THE CITY OF COLUMBUS, OHIO, FILED FOR RECORD SEPTEMBER 15, 1994, IN OFFICIAL RECORD VOLUME 27446, PAGE D19, OF THE FRANKLIN COUNTY, OHIO RECORDS.
- THE DESCRIBED 20' WIDE SANITARY EASEMENT IS SHOWN CROSSING THROUGH THE MIDDLE OF THE SUBJECT PARCEL.
- 16 EASEMENT TO COLUMBUS SOUTHERN POWER COMPANY, FILED FOR RECORD DECEMBER 7, 1994, IN OFFICIAL RECORD VOLUME 28065, PAGE C09, OF THE FRANKLIN COUNTY, OHIO RECORDS.
- THE LOCATION OF THE 6' WIDE EASEMENT CAN NOT BE DETERMINED AS THE CENTERLINE IS DESCRIBED AS BEING THE UNDERGROUND CABLE AS INSTALLED.
- 17 EASEMENT TO THE OHIO BELL TELEPHONE COMPANY, FILED FOR RECORD DECEMBER 15, 1994, IN OFFICIAL RECORD VOLUME 28110, PAGE 301, OF THE FRANKLIN COUNTY, OHIO RECORDS.
- THE LOCATION OF THE 10' WIDE EASEMENTS ARE SHOWN ALONG THE PERMITTER OF THE SUBJECT PARCEL DESCRIBED AS FOLLOWING THE UNDERGROUND CABLE AS INSTALLED.
- 18 EASEMENT TO WARNER CABLE COMMUNICATIONS, A DIVISION OF TIME WARNER ENTERTAINMENT COMPANY, LP, (OPERATOR), FILED FOR RECORD JANUARY 18, 1995, IN OFFICIAL RECORD VOLUME 30977, PAGE 820, OF THE FRANKLIN COUNTY, OHIO RECORDS.
- THE EASEMENT IS BLANKET IN NATURE.
- 19 EASEMENT TO THE CITY OF COLUMBUS, OHIO, FILED FOR RECORD APRIL 22, 2004, IN INSTRUMENT NO. 200404220909819, OF THE FRANKLIN COUNTY, OHIO RECORDS.
- THE DESCRIBED SANITARY EASEMENT IS SHOWN ALONG THE WESTERLY PROPERTY LINE OF THE SUBJECT PARCEL.

MISCELLANEOUS NOTES

- MN1 SURVEY PREPARED BY DYNOTEC, INC., DUBLIN-GRANVILLE ROAD, SUITE 200, COLUMBUS, OHIO 43231 (614) 880-7320
- MN2 SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- MN3 BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF WESLIEGH RUN DRIVE AS HAVING A BEARING OF SOUTH 78°06'11" EAST AS DESCRIBED IN INSTRUMENT NUMBER 20171020142895 OF RECORD IN THE FRANKLIN COUNTY RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. ALL ANGLED CALCULATED FROM THIS AZIMUTH.
- MN4 THE SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 4.447 ACRES (193,713 SQUARE FEET PER RECORD AND AS-SURVEYED)
- MN5 THE MONUMENTS REFERENCES HEREON (FOUND OR SET) ARE IN GOOD CONDITION AND UNDISTURBED (UNLESS OTHERWISE NOTED) AT OR NEAR EXISTING GRADE.
- MN6 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO WESLIEGH RUN DRIVE, PUBLIC RIGHT OF WAY.
- MN7 AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A CEMETERY, GRAVE SITE, AND/OR BURIAL GROUND.
- MN8 AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- MN9 AT THE TIME OF THE SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN10 AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- MN11 THE VISIBLE POSTED ADDRESSES OF THE SITE ARE 5495-5587 WESLIEGH RUN DRIVE, COLUMBUS, OHIO.
- MN12 THE BUILDINGS HEIGHTS AND AREAS OF BUILDINGS ON THE PROPERTY ARE DEPICTED ON THE SURVEY.
- MN13 ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND / OR EASEMENTS OF RECORD.
- MN14 THE SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND / OR MINIMUM STANDARDS OF THE STATE OF OHIO.
- MN15 THERE WERE NO WETLAND MARKERS OBSERVED AT THE TIME OF THIS SURVEY.
- MN16 PARKING SPACES: REGULAR 152, HANDICAP 0, TOTAL 152
- MN17 AS AS-SURVEY DESCRIPTION HAS BEEN PREPARED FOR THE SUBJECT PARCEL DUE TO THE PREVIOUS DESCRIPTION INCLUDING AN EXCEPTIONION.

AS-SURVEYED DESCRIPTION

AS-SURVEYED DESCRIPTION:
SITUATED IN VIRGINIA MILITARY SURVEY NUMBER 1474, LOCATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, AND STATE OF OHIO.

BEING A 4.447-ACRE TRACT OF LAND DESCRIBED TO WESLIEGH RUN DRIVE LLC IN INSTRUMENT NUMBER 20171020142895 OF THE FRANKLIN COUNTY RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

COMMENCING AT FRANKLIN COUNTY GEODETIC MONUMENT NUMBER 7768 RESET AT A POINT OF INTERSECTION IN THE CENTERLINE OF RIGHT OF WAY OF NORTON ROAD, SAID MONUMENT BEING SOUTH 14 DEGREES 53 MINUTES 49 SECONDS WEST (S 14°53'49" W), A DISTANCE OF 1,713.47 FEET (1,713.47) FROM FRANKLIN COUNTY GEODETIC MONUMENT NUMBER 1963;

THENCE LEAVING THE SAID MONUMENT, NORTH 14 DEGREES 53 MINUTES 49 SECONDS EAST (N 14°53'49" E), ALONG THE CENTERLINE OF SAID NORTON ROAD (WIDTH VARIES), A DISTANCE OF 734.31 FEET (734.31) TO A POINT AT THE NORTHWESTERLY PROPERTY CORNER OF SAID PIPERS MEADOW CONDOMINIUMS OF RECORD IN CONDOMINIUM PLAT BOOK 11, PAGE 42 AND OFFICIAL RECORD 0368 F-14;

THENCE LEAVING THE CENTERLINE OF SAID NORTON ROAD, SOUTH 74 DEGREES 01 MINUTES 49 SECONDS EAST (S 74°01'49" E), ALONG THE NORTHERLY PROPERTY LINE OF THE SAID PIPERS MEADOWS CONDOMINIUMS, PASSING OVER THE SOUTHWESTERLY CORNER OF A 0.071-ACRE TRACT OF LAND DESCRIBED TO THE CITY OF COLUMBUS AS PARCEL 21-WD IN INSTRUMENT NUMBER 200404220909817 AT A DISTANCE OF 40.00 FEET (40.00), A TOTAL DISTANCE OF 50.00 FEET (50.00) TO A FOUND 3/4-INCH DIAMETER STEEL PIPE W/ PLASTIC CAP (ILLEGIBLE) AT THE SOUTHEASTERLY PROPERTY CORNER OF THE SAID 0.071-ACRE CITY OF COLUMBUS TRACT AND THE EASTERLY RIGHT OF WAY OF SAID NORTON ROAD, BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE LEAVING THE NORTHERLY PROPERTY OF THE SAID PIPERS MEADOW CONDOMINIUMS, AND ALONG THE EASTERLY PROPERTY LINE OF THE SAID 0.071-ACRE CITY OF COLUMBUS, AND THE EASTERLY RIGHT OF WAY LINE OF SAID NORTON ROAD, TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 14 DEGREES 53 MINUTES 49 SECONDS EAST (N 14°53'49" E), A DISTANCE OF 244.03 FEET (244.03) TO A FOUND 3/4-INCH DIAMETER STEEL PIPE W/ PLASTIC CAP (ILLEGIBLE);
2. NORTH 66 DEGREES 52 MINUTES 28 SECONDS EAST (N 66°52'28" E), A DISTANCE OF 44.43 FEET (44.43) TO A FOUND 3/4-INCH DIAMETER STEEL PIPE W/ PLASTIC CAP (ILLEGIBLE) ON THE SOUTHERLY RIGHT OF WAY LINE OF WESLIEGH RUN DRIVE (60 FEET WIDE, PLAT BOOK 70, PAGE 45);

THENCE LEAVING THE EASTERLY PROPERTY LINE OF THE SAID 0.071-ACRE CITY OF COLUMBUS TRACT AND THE EASTERLY RIGHT OF WAY LINE OF SAID NORTON ROAD, SOUTH 75 DEGREES 06 MINUTES 11 SECONDS EAST (S 75°06'11" E), ALONG THE SOUTHERLY RIGHT OF WAY OF THE SAID WESLIEGH RUN DRIVE, A DISTANCE OF 599.27 FEET (599.27) TO A 5/8-INCH DIAMETER, STEEL REBAR, 30-INCHES IN LENGTH, WITH A YELLOW PLASTIC CAP INSCRIBED WITH "DYNOTEC INC.", SET AT A POINT OF CURVATURE.

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET (320.00), A DELTA ANGLE OF 12 DEGREES 06 MINUTES 02 SECONDS (12°06'02"), A LENGTH OF 67.59 FEET (67.59), AND SUBTENDED BY A CHORD BEARING SOUTH 69 DEGREES 03 MINUTES 10 SECONDS EAST (S 69°03'10"), CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID WESLIEGH RUN DRIVE, A DISTANCE OF 67.48 FEET (67.48) TO A FOUND 3/4-INCH DIAMETER STEEL PIPE W/ PLASTIC CAP (NO CAP) AT THE NORTHWESTERLY PROPERTY CORNER OF LOT 41 OF WESLIEGH SECTION 2 OF RECORD IN PLAT BOOK 70, PAGE 45, DESCRIBED TO SAUNDRA R. JOHNSON AND AMBER JOHNSON IN INSTRUMENT NUMBER 200905180136010;

THENCE LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF SAID WESLIEGH RUN DRIVE, SOUTH 14 DEGREES 42 MINUTES 55 SECONDS WEST (S 14°42'55" W), ALONG THE WESTERLY PROPERTY LINES OF THE SAID LOT 41, LOT 112 OF THE SAID WESLIEGH SECTION 2 OF RECORD IN PLAT BOOK 71, PAGE 37, DESCRIBED TO DEBORAH S. SMALLWOOD AND BROADFORD K. SMALLWOOD IN INSTRUMENT NUMBER 201610170141445, AND LOT 111 OF SAID WESLIEGH SECTION 3, DESCRIBED TO STEPHEN AUFLICK AND LAURA A. AUFLICK IN OFFICIAL RECORD 16263 F-03, A DISTANCE OF 275.35 FEET (275.35) TO A FOUND 3/4-INCH DIAMETER STEEL PIPE W/ PLASTIC CAP (ILLEGIBLE) AT THE NORTHEASTERLY PROPERTY CORNER OF THE SAID PIPERS MEADOWS CONDOMINIUMS.

THENCE LEAVING THE WESTERLY PROPERTY LINE OF THE SAID LOT 111, NORTH 74 DEGREES 12 MINUTES 02 SECONDS WEST (N 74°12'02" W), ALONG THE NORTHERLY PROPERTY LINE OF THE SAID PIPERS MEADOW CONDOMINIUMS, A DISTANCE OF 702.31 FEET (702.31) TO THE POINT OF BEGINNING, CONSISTING OF 4.447-ACRE (193,713 SQUARE FEET), MORE OR LESS M

THE LANDS SURVEYED, SHOWN AND DESCRIBED ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 201912078ECT, DATED DECEMBER 13, 2019.

RECORD DESCRIPTION

TITLE DESCRIPTION:
THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN AND STATE OF OHIO:
AND KNOWN AS BEING LOCATED IN VIRGINIA MILITARY SURVEY NO. 1474, BEING 4.518 ACRES OF LAND, MORE OR LESS, ALL OUT OF THAT 153.010 ACRE (ORIGINAL) TRACT 3 CONVEYED TO THE FRITSCHER CORPORATION IN OFFICIAL RECORD VOLUME 6778 806 (ALL REFERENCES ARE TO THE RECORDS IN THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/4-INCH HOLLOW IRON PIN FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTON ROAD AT THE SOUTHEASTERLY CORNER OF THE DEDICATION SHOWN ON THE RECORDED PLAT OF "WESLIEGH SECTION 2" IN PLAT BOOK 70, PAGE 45, ALSO BEING ON THE NORTHERLY LINE OF PIPERS MEADOW CONDOMINIUM OF RECORD IN CONDOMINIUM PLAT BOOK 11, PAGE 42;
THENCE NORTH 14 DEG. 53' 49" EAST 251.24 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTON ROAD, 40 FEET EASTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF SAID ROAD, TO 5/8-INCH REBAR SET.
THENCE NORTHEASTERLY ALONG A CURVED RIGHT-OF-WAY LINE OF WESLIEGH RUN DRIVE AS SHOWN ON SAID PLAT BOOK 70, PAGE 45, BEING THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00' 00", THE CHORD OF WHICH BEARS NORTH 59 DEG. 53' 49" EAST 28.28 FEET TO A 5/8-INCH REBAR SET.
THENCE SOUTH 75 DEG. 06' 11" EAST 624.27 FEET, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WESLIEGH RUN DRIVE, BEING 30.00 FEET SOUTHERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF SAID DRIVE, TO A 5/8-INCH REBAR SET AT THE POINT OF CURVATURE;
THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET A CENTRAL ANGLE OF 12 DEG. 06' 02", THE CHORD OF WHICH BEARS SOUTH 69 DEG. 03' 10" EAST 67.48 FEET TO A 3/4-INCH HOLLOW IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF LOT 41 AS DESIGNATED AND DELINEATED ON SAID PLAT BOOK 70, PAGE 45;
THENCE SOUTH 14 DEG. 42' 55" WEST 275.35 FEET, ALONG THE WESTERLY LINE OF SAID LOT 41 AND THE WESTERLY LINE OF LOTS 111 AND 112, AS DESIGNATED AND DELINEATED ON THE RECORDED PLAT OF "WESLIEGH SECTION 3" IN PLAT BOOK 71, PAGE 37, PASSING A 3/4-INCH HOLLOW IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF SAID LOT 112 AT 108.61 FEET (0.57 FEET LEFT), TO A 5/8-INCH REBAR SET AT THE NORTHWESTERLY CORNER OF SAID PIPERS MEADOW CONDOMINIUM AND ON THE WESTERLY LINE OF LOT 111, WITNESS A 3/4-INCH HOLLOW IRON PIN FOUND CAPPED B.D.M.#6 AT SOUTH 14 DEG. 55' WEST 100.19 FEET.
THENCE NORTH 74 DEG. 12' 02" WEST 712.31, ALONG THE NORTHERLY LINE OF SAID PIPERS MEADOW CONDOMINIUM, TO THE POINT OF BEGINNING, CONTAINING 4.518 ACRES OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHT-OF-WAYS OF RECORD.
NOTE: BEARINGS ARE USED FOR THE DETERMINATION OF ANGLES ONLY. FOR THE PURPOSE OF THIS DESCRIPTION A BEARING OF NORTH 14 DEG. 53' 49" EAST WAS USED ON THE CENTERLINE OF NORTON ROAD AS SHOWN ON PLAT BOOK 70, PAGE 45 AND ALL OTHER BEARINGS WERE CALCULATED FROM THIS MEDIAN. 5/8-INCH REBAR SET ARE 30-INCH LONG WITH PLASTIC CAPS STAMPED SITE ENGINEERING, INC.
THE ABOVE DESCRIPTION WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES DONE IN APRIL, 1994 BY SITE ENGINEERING, INC.
EXCEPTING THEREFROM THE FOLLOWING (0.071 ACRES):
SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO, BEING LOCATED IN V.M.S. #1474, AND BEING 0.071 ACRES OUT OF 4.518 ACRES, CONVEYED TO THE DEROBERTS FAMILY LIMITED PARTNERSHIP AS DESCRIBED IN INSTRUMENT NUMBER 200105220112692, THIS AND ALL FURTHER REFERENCES BEING TO THE RECORDS OF THE FRANKLIN COUNTY RECORDS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RECORD DESCRIPTION - CONT'D

BEGINNING FOR REFERENCE AT MONUMENT NUMBER 7768 FOUND AND TO BE RESET UPON COMPLETION OF CONSTRUCTION, AT 4.47 FEET LEFT OF CENTERLINE STATION 19+87.82 OF NORTON ROAD, COUNTY ROAD 3, BEING THE PI OF A CURVE IN THE SAID CENTERLINE, AS DELINEATED ON THE CENTERLINE PLAT PREPARED BY PARSONS BRINCKERHOFF FOR SAID IMPROVEMENT TO NORTON ROAD, COUNTY ROAD 3, ON RECORD IN THE FRANKLIN COUNTY SAID ENGINEERS OFFICE;
THENCE NORTH 13 DEG. 26' 50" EAST, 101.30 FEET, ALONG THE AHEAD TANGENT OF THE SAID CURVE TO PT STATION 20+88.85;
THENCE NORTH 13 DEG. 26' 50" EAST ALONG THE CENTERLINE OF NORTON ROAD, COUNTY ROAD 3, A DISTANCE OF 633.01 FEET TO STATION 27+21.86;
THENCE SOUTH 78 DEG. 33' 10" EAST PERPENDICULAR TO THE SAID CENTERLINE OF NORTON ROAD, COUNTY ROAD 3, A DISTANCE OF 40.00 FEET TO THE GRANTORS SOUTHWEST PROPERTY CORNER AND EXISTING RIGHT OF WAY LINE OF NORTON ROAD, COUNTY ROAD 3, AT 40.00 FEET RIGHT OF STATION 27+21.86 AND BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 13 DEG. 26' 50" EAST, ALONG THE EXISTING RIGHT OF WAY LINE AND THE GRANTORS WEST PROPERTY LINE, A DISTANCE OF 251.61 FEET TO THE EXISTING RIGHT OF WAY LINE AND THE GRANTOR'S WEST PROPERTY LINE, AT 40.00 FEET RIGHT OF STATION 29+73.37;
THENCE WITH A CURVE TO THE RIGHT, ALONG THE EXISTING RIGHT OF WAY LINE AND THE GRANTORS WEST PROPERTY LINE, WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF NORTH 58 DEG. 26' 50" EAST AND A CHORD LENGTH OF 28.28 FEET TO 60.00 FEET RIGHT OF STATION 29+93.37;
THENCE SOUTH 78 DEG. 33' 09" EAST, ALONG THE EXISTING RIGHT OF WAY LINE OF WESLIEGH RUN DRIVE AND THE GRANTORS NORTH PROPERTY LINE, A DISTANCE OF 25.00 FEET TO THE GRANTOR'S NORTH PROPERTY LINE AND THE PROPOSED RIGHT OF WAY LINE OF NORTON ROAD, COUNTY ROAD 3, AT 65.00 FEET RIGHT OF STATION 29+93.37;
THENCE SOUTH 65 DEG. 25' 29" WEST, LEAVING THE SAID GRANTORS PROPERTY LINE AND THE EXISTING RIGHT OF WAY LINE OF WESLIEGH RUN DRIVE AND ALONG THE PROPOSED RIGHT OF WAY LINE OF NORTON ROAD, COUNTY ROAD 3, A DISTANCE OF 44.43 FEET TO THE PROPOSED RIGHT OF WAY LINE AT 50.00 FEET RIGHT OF STATION 29+46.00;
THENCE SOUTH 13 DEG. 26' 50" WEST, ALONG THE PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 244.29 FEET TO THE GRANTORS SOUTH PROPERTY LINE 50.00 FEET RIGHT OF STATION 37+21.71;
THENCE NORTH 75 DEG. 40' 08" WEST, LEAVING THE SAID PROPOSED RIGHT OF WAY LINE AND ALONG THE GRANTORS SOUTH PROPERTY LINE AND THE NORTH PROPERTY LINE OF PIPERS MEADOW CONDOMINIUM, CONDO PLAT BOOK 11 PAGE 42, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.
THE ABOVE DESCRIBED AREA CONTAINS 0.071 ACRES WHICH IS PART OF THE FRANKLIN COUNTY AUDITORS PERMANENT PARCEL NUMBER 570-228206
THIS DESCRIPTION WAS PREPARED IN MARCH 2002 BY KERRY D. OSBOM, REGISTERED SURVEYOR NUMBER 7326, STATE OF OHIO. BEARINGS WERE DERIVED FROM A GPS SURVEY PERFORMED BY THE FRANKLIN COUNTY ENGINEER'S OFFICE OCCUPYING FRANKLIN COUNTY GEODETIC CONTROL MONUMENTS AND ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (1986 ADJUSTMENT).
THIS DESCRIPTION BASED ON ACTUAL FIELD SURVEY PERFORMED BY PARSONS BRINCKERHOFF IN 1994-1996 FOR THE CITY OF COLUMBUS.
THE LANDS SURVEYED, SHOWN AND DESCRIBED ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 201912078ECT, DATED DECEMBER 13, 2019.

ZONING INFORMATION

SITE ZONING
AR-1 APARTMENT RESIDENTIAL DISTRICT

BUILDING SETBACKS
FRONT — 25 FEET REQUIRED (THAT DISTANCE EQUAL TO ONE-HALF OF THE DESIGNATED RIGHT-OF-WAY WIDTH OF THE FRONTAGE STREET AS SHOWN ON THE COLUMBUS THOROUGHFARE PLAN OR IF THE STREET IS NOT SHOWN THEREON, 25 FEET.)
— WESLIEGH RUN DRIVE IS NOT SHOWN ON THE COLUMBUS THOROUGHFARE PLAN.
REAR — NO LESS THAN 25% OF THE TOTAL LOT AREA.
— A LEGALLY SUFFICIENT YARD SHALL SATISFY THE REAR YARD REQUIREMENT FOR AN APARTMENT COMPLEX OR MULTIPLE DWELLING DEVELOPMENT ONLY. PERIMETER YARD WIDTH IS DETERMINED BY COMPUTER TEN PERCENT OF THE AVERAGE WIDTH.
— A PERIMETER YARD MUST BE A MINIMUM OF 10 FEET WIDE BUT IS NOT REQUIRED TO EXCEED 25 FEET IN WIDTH.
SIDES — 50 FEET REQUIRED (THAT DISTANCE EQUAL TO ONE-HALF OF THE DESIGNATED RIGHT-OF-WAY WIDTH OF THE FRONTAGE STREET AS SHOWN ON THE COLUMBUS THOROUGHFARE PLAN OR IF THE STREET IS NOT SHOWN THEREON, 25 FEET.)
— NORTON ROAD IS CONSIDERED A 4-2 ARTERIAL STREET WITH A RIGHT-OF-WAY WIDTH OF 100 FEET.

MAXIMUM BUILDING HEIGHT PERMITTED: 35 FEET (PER CHAPTER 3333 APARTMENT DISTRICTS: SECTION 3333.26)
MINIMUM LOT AREA: 20,000 SQUARE FEET (CHAPTER 3333 APARTMENT DISTRICTS: SECTION 3333.09 - 3333.12)
MINIMUM LOT AREA PER DWELLING UNIT: 900 SQUARE FEET (CORNER LOTS FOR MULTIPLE-DWELLING DEVELOPMENT OR APARTMENT COMPLEX)
MINIMUM LOT WIDTH: 50 FEET
MAXIMUM LOT COVERAGE PERMITTED: 50% (CHAPTER 3333 APARTMENT DISTRICTS: SECTION 3333.15)
FLOOR AREA RATIO: NONE SPECIFIED
DENSITY: MINIMUM THREE TOWN HOUSES IN A ROW
MAXIMUM EIGHT TOWN HOUSES IN A ROW (3333.02 (AR-12, AR1D AND AR-1 APARTMENT RESIDENTIAL DISTRICT USE)
HEIGHT: MAXIMUM BUILDING HEIGHT PERMITTED: 35 FEET (CHAPTER 3333 APARTMENT DISTRICTS: SECTION 3333.26)
PARKING REQUIREMENTS
ACCORDING TO SECTION 3312.49, 1.5 PARKING SPACES PER DWELLING UNIT ARE REQUIRED FOR FOUR (4) OR MORE DWELLING UNITS.
THE PROPERTY IS DEVELOPED WITH 64 UNITS (64 X 1.5 = 96)
REQUIRED PARKING SPACES: 96 TOTAL PARKING SPACES
ZONING INFORMATION OBTAINED FROM:
AEI CONSULTANTS
8700 WEST BRYN MAHR AVENUE, SUITE 710N
CHICAGO, ILLINOIS 60631-3505
AEI CONSULTANTS REPORT NO. 417326
ISSUE DATE: JANUARY 16, 2020

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN AREA ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049020292-K WHICH BEARS AN EFFECTIVE DATE OF JUNE 17, 2008, AND IS NOT LOCATED IN A SPECIAL FLOOD ZONE HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

VICINITY MAP - NOT TO SCALE



PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
01/10/2020	FIRST DRAFT	01/30/2020	UPDATED AS-SURVEYED ACREAGE
01/16/2020	ADDRESS COMMENTS	02/07/2020	REVISED AS-SURVEYED DESCRIPTION
01/22/2020	ADDED ZONING INFORMATION		
FIELD WORK: JJ	DRAFTED: JW	CHECKED BY: CMC	FB & PG.

SIGNIFICANT OBSERVATIONS

NO SIGNIFICANT OBSERVATIONS WERE OBSERVED OR DISCOVERED AS A PART OF THIS SURVEY.

LEGAL

THE USE OF THIS DOCUMENTS FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NVS COMPANY.
© 2019 BOCK AND CLARK CORPORATION, AN NVS COMPANY
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

for
WESLIEGH RUN
NV5 PROJECT NO. 201906529-001
5495-5587 WESLIEGH RUN DRIVE, COLUMBUS, OH 43228
BASED UPON TITLE COMMITMENT NO. 201912078ECT
OF CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF DECEMBER 13, 2019 @ 6:59 A.M.

Surveyor's Certification

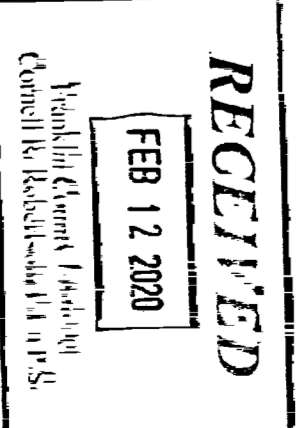
TO: WESLIEGH RUN LLC; THE BANCORP BANK, ITS SUCCESSORS AND / OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; NEUBERGER QUINN GIENEN RUBIN GIBBER P.A.; CHICAGO TITLE INSURANCE COMPANY; ERIE COMMERCIAL TITLE SERVICES, LLC; AND BOCK & CLARK, AN NV5 COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 8, 2020.

Christopher M. Cook 2/10/2020
CHRISTOPHER M. COOK
REGISTRATION NO. 8424
IN THE STATE OF OHIO
DATE OF FIELD SURVEY: 1/8/2020
DATE OF LAST REVISION: 2/17/2020
NETWORK PROJECT NO. 201906529-001 CMP
SHEET 1 OF 2

Bock & Clark Corporation
an NV5 Company

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com



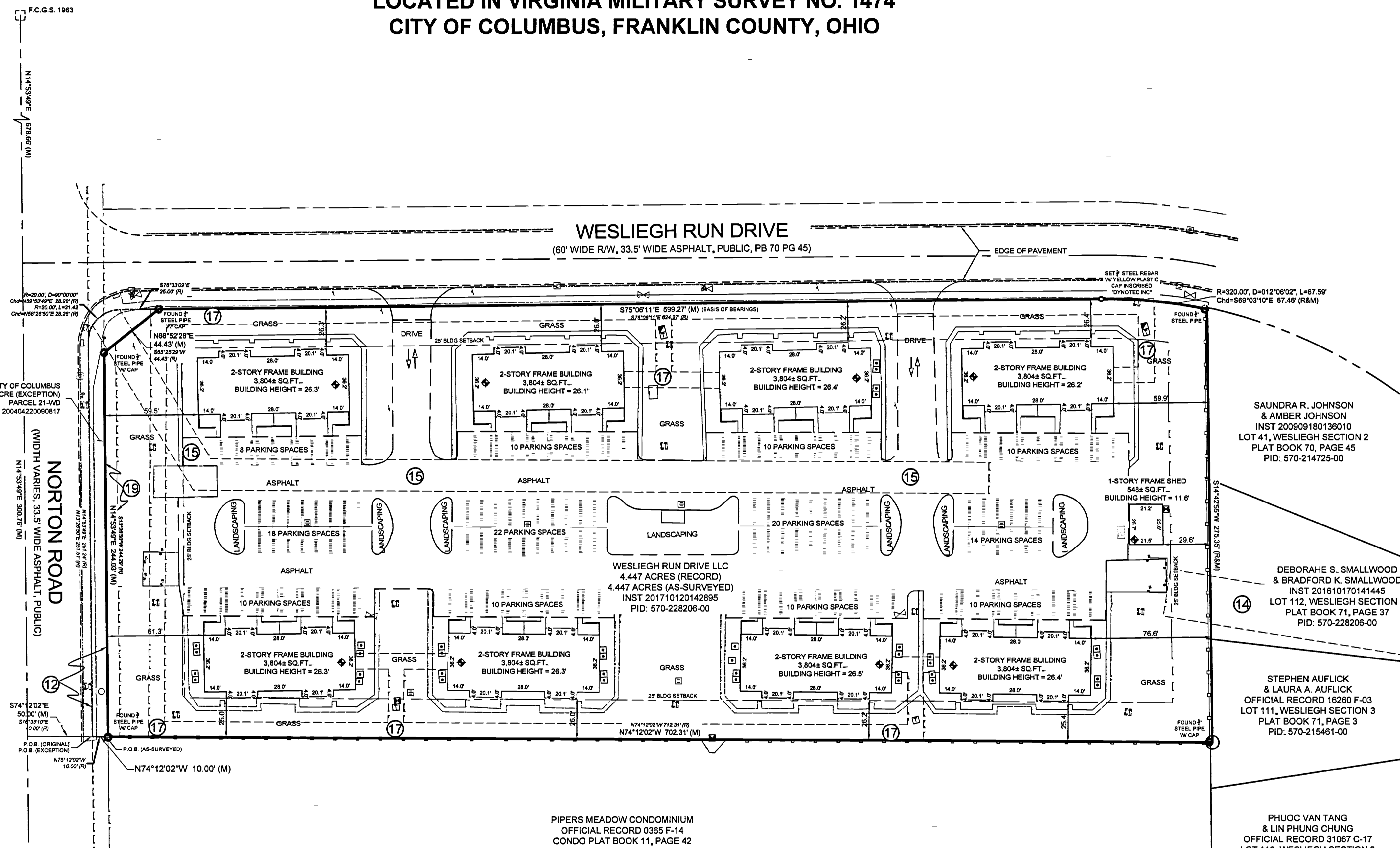
ALTA / NSPS SURVEY

LOCATED IN VIRGINIA MILITARY SURVEY NO. 1474
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | | | |
|--|--|-----|---------------------|-----|--------------------------------|
| | POWER POLE | | TRAFFIC SIGNAL BOX | | SANITARY MANHOLE |
| | LIGHT POLE | | SIGN (AS NOTED) | | CLEAN OUT |
| | GENERATOR | | FLAG POLE | | GAS MANHOLE |
| | ELECTRIC METER | | WATER VALVE | | GAS VALVE |
| | ELECTRIC VAULT | | FIRE HYDRANT | | GAS METER |
| | TRANSFORMER | | WATER METER | | HANDICAPPED PARKING |
| | AIR CONDITIONER UNIT | | POINT OF ACCESS | | LOCATION HEIGHT MEASURED |
| | TELEPHONE MANHOLE | | STORM DRAIN MANHOLE | | P.O.C. - POINT OF COMMENCEMENT |
| | TELEPHONE PEDESTAL | | STORM DRAIN INLET | | P.O.B. - POINT OF BEGINNING |
| | CABLE BOX | (R) | RECORD | (M) | MEASURED |
| | SET 5/8" STEEL REBAR
W/ YELLOW PLASTIC CAP
INSCRIBED "DYNOTEC INC" | | | | |
| | FOUND STEEL REBAR | | | | |

- | | | | |
|--|--------------------|--|---------------|
| | SUBJECT PROPERTY | | EDGE ASPHALT |
| | ADJOINING PROPERTY | | EDGE CONCRETE |
| | EASEMENT | | EDGE ASPHALT |
| | RIGHT-OF-WAY | | BUILDING |
| | FLOOD ZONE | | OVERHANG |
| | FENCE | | LANDSCAPING |
| | CONCRETE | | BUILDING |
| | GRAVEL | | BRICK |



CITY OF COLUMBUS
0.071 ACRE (EXCEPTION)
PARCEL Z1-WD
INST 200404220050517

SAUNDRA R. JOHNSON
& AMBER JOHNSON
INST 200909180136010
LOT 41, WESLIEGH SECTION 2
PLAT BOOK 70, PAGE 45
PID: 570-214725-00

DEBORAH S. SMALLWOOD
& BRADFORD K. SMALLWOOD
INST 201610170141445
LOT 112, WESLIEGH SECTION 3
PLAT BOOK 71, PAGE 37
PID: 570-228206-00

STEPHEN AUFELCK
& LAURA A. AUFELCK
OFFICIAL RECORD 16260 F-03
LOT 111, WESLIEGH SECTION 3
PLAT BOOK 71, PAGE 3
PID: 570-215461-00

PHUOC VAN TANG
& LIN PHUNG CHUNG
OFFICIAL RECORD 31067 C-17
LOT 110, WESLIEGH SECTION 3
PLAT BOOK 71, PAGE 3
PID: 280215460-00

PIPERS MEADOW CONDOMINIUM
OFFICIAL RECORD 0365 F-14
CONDO PLAT BOOK 11, PAGE 42

RECEIVED
FEB 12 2020
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.



SHEET 2 OF 2

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
WESLIEGH RUN
DATE OF FIELD SURVEY: JANUARY 8, 2020
NETWORK PROJECT NUMBER: 201906529-001
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

P.O.C. (EXCEPTION)
P.O.C. (AS-SURVEYED)
F.C.G.S. 7768