

# ALTA/ACSM LAND TITLE SURVEY

For  
**North Meadows Apartments, LLC**  
**First Financial Bank, Riverview Title Agency, Inc.**

and  
**First American Title Insurance Company**  
**Of a 1.009 ACRE PROPERTY**

In the Name of  
**North Meadows Apartments LLC**

an Ohio Limited Liability Corporation  
Located in Quarter Township 4, Township 2N, Range 18W  
United States Military District  
City of Columbus, Franklin County, Ohio

ADDRESS 870-880 North Meadows Court  
LOCATION Lots 4 and 5 of Northview Estates No. 4 (Plat Book 32, Page 80), located west of North Meadows Boulevard in Quarter Township 4, T2N, R18W, USMD, Columbus, Franklin County, Ohio

OWNER North Meadows Apartments LLC, an Ohio Limited Liability Corporation

AUDITOR'S PARCEL #010-134959-00 and 010-134960-00  
DEED REFERENCE IN#201904250047595, Franklin County Recorder  
BASIS OF BEARING N86°37'59"E along the centerline of North Meadows Court as established by GPS data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)).

ZONING The property is zoned AR1

SURVEYOR Casey Elliott, PS 7759, State of Ohio  
212 West High Street  
London, Ohio 43140  
(740)852-1300

Response to requested items in Table A of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (2016):

- All Monuments found or, if missing, set as noted.
- Address of property: 870-880 North Meadows Court, Columbus, Ohio
- Flood Zones - Property is in Flood Zone X, an area of minimal flooding. See Map 39049 C0178K
- Gross Land Area 1.009 acres
- (Not requested)
- (Not requested)
- Exterior Building dimensions - See Plan View
- Substantial features on site - See Plan View
- Parking Spaces = 33 spaces required. 34 spaces available
- (Not requested)
- Location of utilities: See Plat
- (Not requested)
- See Plat
- (Not requested)
- (Not requested)
- No evidence of recent work...
- No evidence that street R/W will be changed or of recent construction within the R/W
- No evidence of wetlands
- No offsite easements were found...
- (Not requested)

### TABLE BII Responses

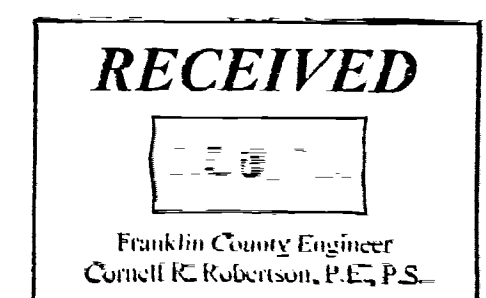
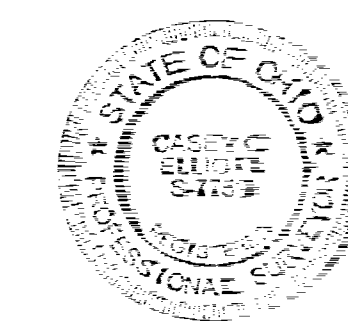
- Deed Book 2455, Page 288 - Easement to Columbus & Southern Ohio Electric shown on the plat.
- Deed Book 2548, Page 90 - Easements for Columbia Gas of Ohio - unable to resolve
- Deed Book 2389, Page 129 - Easement for Storm Sewer to the City of Columbus does not apply to the property
- Deed Book 2429, Page 246 - Easement to Columbus and Southern Ohio Electric, 10' wide at the west property line and 5' wide at the north property line - shown on the Plat.
- Deed Book 2430, Page 345 - Easement for a storm sewer to the City of Columbus - does not apply to the property.
- Deed Book 2435, Page 51 - Easement to City of Columbus for a Sanitary Sewer - Shown on the Plat.
- Deed Book 2437, Page 48 - Easement for Storm Sewer to the City of Columbus - Shown on the Plat - does not enter the property.
- Deed Book 2456, Page 208 - Agreement Creating Restrictive Covenants. See covenants.

**CERTIFICATION** I certify that this plat and description meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in June 2020.

The property description prepared with this drawing is the same land as described in the current deed (IN.201904250047595 Franklin County Recorder's Office)

To **North Meadows Apartments, LLC, First Financial Bank, Riverview Title Agency, Inc. and First American Title Insurance Company**- this is to certify that this plat 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 as adopted by ALTA and NSPS and includes the specified items 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 16, 18, and 19 of Table A.

Casey C. Elliott, PS 7759, State of Ohio  
Date



**Description of a 1.009 Acre Property**  
In the Name of  
**North Meadows Apartments, LLC**  
Located in Quarter Section 4, Section 2N, Range 18W of the U.S. Military District City of Columbus, Franklin County, Ohio

This description is for a 1.009 acre property, consisting of Lots 4 and 5 of Northview Estates No. 4 (Plat Book 32, Page 80), in the name of North Meadows Apartments, LLC, an Ohio Limited Liability Company (IN.201904250047595, Franklin County Recorder's records, Auditor's Parcel 010-134959-00 and 010-134960-00) located in Quarter Section 4, Section 2N, R18W of the United States Military District, City of Columbus, Franklin County, Ohio and is further described as follows:

Commencing at a MAGNail™ set at the intersection of North Meadows Boulevard (Right of way 60 feet) and North Meadows Court (R/W 50 feet).

Thence N86°37'59"W, 350.56 feet, along the centerline of the said North Meadows Court, passing the east line of the said Northview Estates No. 4 at 30.00 feet, to a point.

Thence N03°22'01"E, 25.00 feet, to a MAGNail™ found 2 inches under asphalt, at the southwest corner of Lot 3 of the said Northview Estates, in the name of Abode Meadows LLC (IN.202001020000297) and the TRUE POINT OF BEGINNING.

Thence N86°37'59"W, 21.39 feet, along the south line of the said Lot 4, to a 3/4 inch Pinched Iron Pipe.

Thence with a right curve, arc length 58.73 feet, radius 100.00 feet, chord bearing N69°58'35"W, chord length 57.89 feet, delta 33°38'54", to a 1/2 inch Iron Pipe found buried 8 inches.

Thence with a left curve, arc length 11.25 feet, radius 50.00 feet, chord bearing N59°41'09"W, chord length 11.22 feet, delta 12°53'22", to an Iron Pin set at the southeast corner of said Lot 5.

Thence with a left curve, arc length 96.56 feet, radius 50.00 feet, chord bearing S58°32'52"W, chord length 82.24 feet, delta 110°38'36", along the south line of said Lot 5, to a 3/4 inch Pinched Iron Pipe found buried 5 inches at a northeast corner of Lot 6 of said Northview Estates, a 0.54 acre property in the name of Olentangy Investors II and Olentangy Investors III (IN.202005220071265).

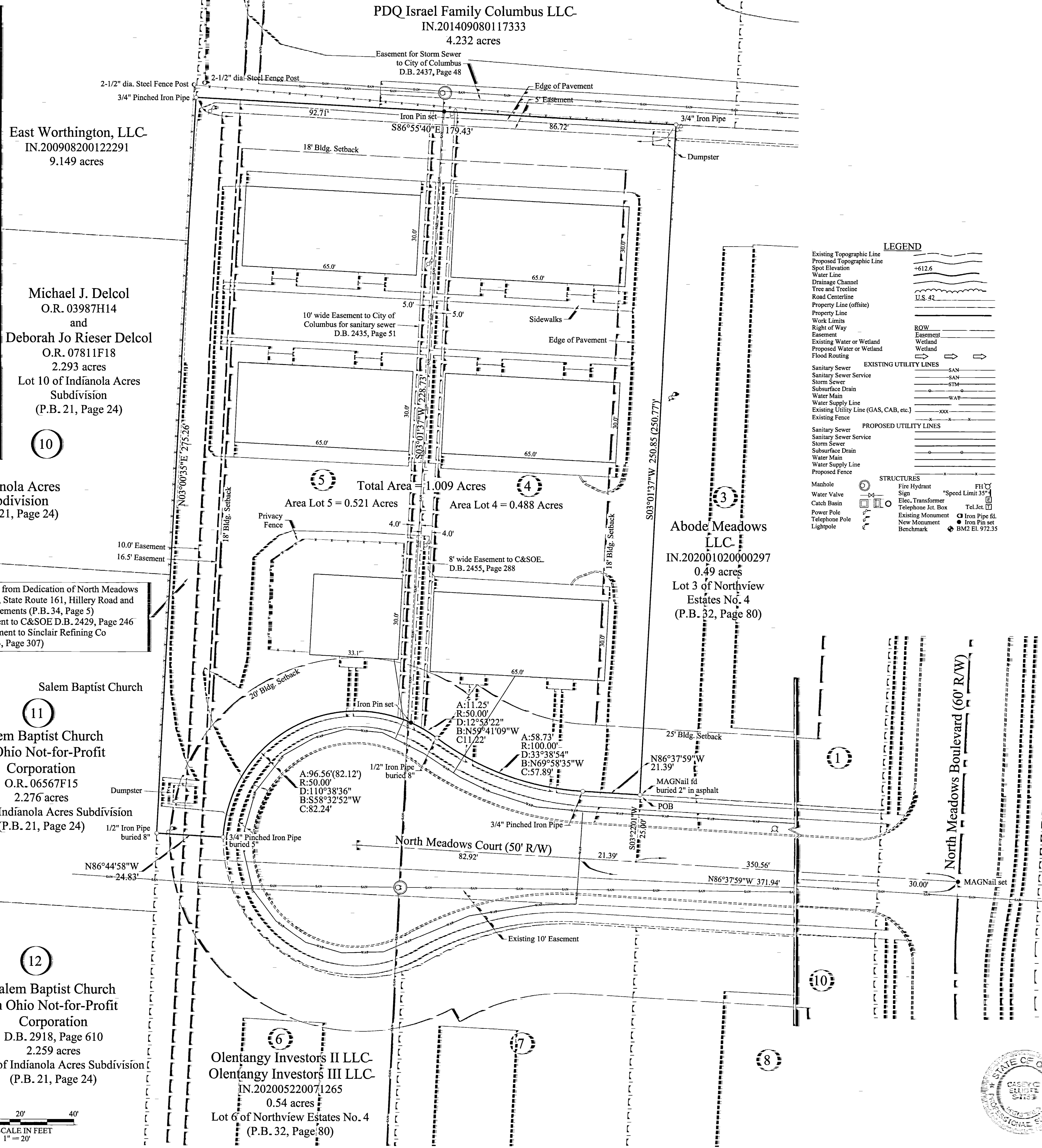
Thence N86°44'58"W, 24.83 feet, along the north line of said Lot 6, to a 1/2 inch Iron Pipe found buried 8 inches in the west line of said Northview Estates and the east line of Lot 11 of Indianola Acres Subdivision (P.B. 21, Page 24), a 2.276 acre property in the name of Salem Baptist Church (O.R. 06567F15).

Thence N03°00'35"E, 275.26 feet, along the west line of Lot 10 of said Northview Estates No. 4 and the east line of said Lot 11, continuing along the east line of a 9.149 acre property in the name of East Worthington, LLC (IN.200908200122291), to a 3/4 inch Pinched Iron Pipe found in the southwest corner of a 4.232 acre property in the name of PDQ Israel Family Columbus LLC (IN.201409080117333).

Thence S86°55'40"E, 179.43 feet, along the south line of the said PDQ Israel property, passing an Iron Pin set at the northwest corner of said Lot 4 at 92.71 feet, to a 3/4 inch Iron Pipe found at the northwest corner of the said Lot 3.

Thence S03°01'31"W, 250.85 feet, along the west line of the said Lot 3, to the TRUE POINT OF BEGINNING.

Said property contains 1.009 acres, 0.488 acres in Lot 4 and 0.521 acres in Lot 5, in Quarter Township 4, T2N, R18W, U.S. Military District, in the City of Columbus, Ohio. The Basis of Bearing is N86°37'59"W along the centerline of North Meadows Court, as measured by G.P.S. survey adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in June 2020 by Casey C. Elliott, PS 7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved ELLIOTT PS-7759 unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Indianola Acres Subdivision (P.B. 21, Page 24)

- Easements from Dedication of North Meadows Boulevard, State Route 161, Hillery Road and Utility Easements (P.B. 34, Page 5)
- 10' Easement to C&SOE D.B. 2429, Page 246
- 16.5' Easement to Sinclair Refining Co (D.B. 1064, Page 307)

Salem Baptist Church  
Salem Baptist Church an Ohio Not-for-Profit Corporation  
O.R. 06567F15  
2.276 acres  
Lot 11 of Indianola Acres Subdivision (P.B. 21, Page 24)

Salem Baptist Church an Ohio Not-for-Profit Corporation  
D.B. 2918, Page 610  
2.259 acres  
Lot 12 of Indianola Acres Subdivision (P.B. 21, Page 24)

Olentangy Investors II LLC  
Olentangy Investors III LLC  
IN.202005220071265  
0.54 acres  
Lot 6 of Northview Estates No. 4 (P.B. 32, Page 80)

PDQ Israel Family Columbus LLC  
IN.201409080117333  
4.232 acres

Abode Meadows LLC  
IN.202001020000297  
0.49 acres  
Lot 3 of Northview Estates No. 4 (P.B. 32, Page 80)

