

**Description of a 1.943 Acre Property**  
In the Name of

**Camp Chase Apartments, LLC**  
Located in Virginia Military Survey 1390 and 9197  
City of Columbus, Franklin County, Ohio

This description is for a 1.943 acre property, consisting of the combination of Lots 5 through 10 of Roy's Park Addition (Plat Book 10, Page 380) plus the vacated Right-of-way of Roy's Circle and Roy's Park (City of Columbus Ordinance No. 1185-60 dated 10/10/1960), all in the name of Camp Chase Apartments, LLC, and Ohio Limited Liability Company (IN#201804043930, Franklin County Recorder's records, Auditor's Parcel 010-057592-00) located in Virginia Military Surveys 1390 and 9197, City of Columbus, Franklin County, Ohio and is further described as follows:

Beginning at the TRUE POINT OF BEGINNING at a 5/8 inch diameter Iron Pin found slightly bent northeast, at the northeast corner of the said Camp Chase Apartment property, at the northwest corner of a 16 foot wide Alley, and in the south line of a property in the name of the Camp Chase Railroad Company LLC (IN#201510050140665), said Iron Pin found is S72°06'50"W, 161.14 feet, from a MAGNail™ found at the intersection of the south line of the said Camp Chase Railroad and the centerline of Hague Avenue (50 foot R/W) (20.06 feet from the northeast corner of Lot 1 of Roy's Park Addition (Plat Book 10, Page 380));

Thence S23°56'15"E, 218.35 feet, along the west R/W of the said 16" Alley, to a MAGNail™ set across the said 16" Alley from the southwest corner of Lot 4 of the said Roy's Park Addition and the northwest corner of Lot 12 of the Easter Jane Spees subdivision (P.B. 5, Page 72);

Thence S09°29'42"E, 150.21 feet, along the west R/W of the said 16" Alley to a 5/8 inch diameter Iron Pin found in the north R/W of Ridge Avenue (50 foot R/W) at the southwest corner of the said 16" Alley R/W;

Thence with a left curve of arc length 62.21 feet, a radius of 340.00 feet, chord bearing S69°42'47"W, chord length 62.12 feet, and a delta angle of 10°28'59", along the north R/W of said Ridge Ave. to a MAGNail™ found;

Thence with a right curve of arc length 37.86 feet, a radius of 46.62 feet, chord bearing S88°16'28"W, chord length 36.83 feet, and a delta angle of 46°31'45", along the north R/W of said Ridge Ave., to a MAGNail™ found;

Thence with a left curve of arc length 147.61 feet, a radius 95.48 feet, chord bearing S66°30'56"W, chord length 133.34 feet, and a delta angle of 88°34'33", to a 5/8 inch diameter Iron Pin found in the east line of an 8.04 acre property in the name of Benny Blyth Hitch (Official Records 2465E02 and IN#200409150216102) and the Christian Conference Center, Inc. (O.R. 2465E02);

Thence N17°12'08"W, 371.13 feet, along the east line of the said Hitch and Christian Conference Center property, to a 5/8 inch diameter Iron Pin found with an identification cap engraved COTTRILL P56858, in the south line of the said Camp Chase Railroad property;

Thence N72°06'50"E, 224.62 feet, along the south line of the said Camp Chase Railroad property, to the TRUE POINT OF BEGINNING.

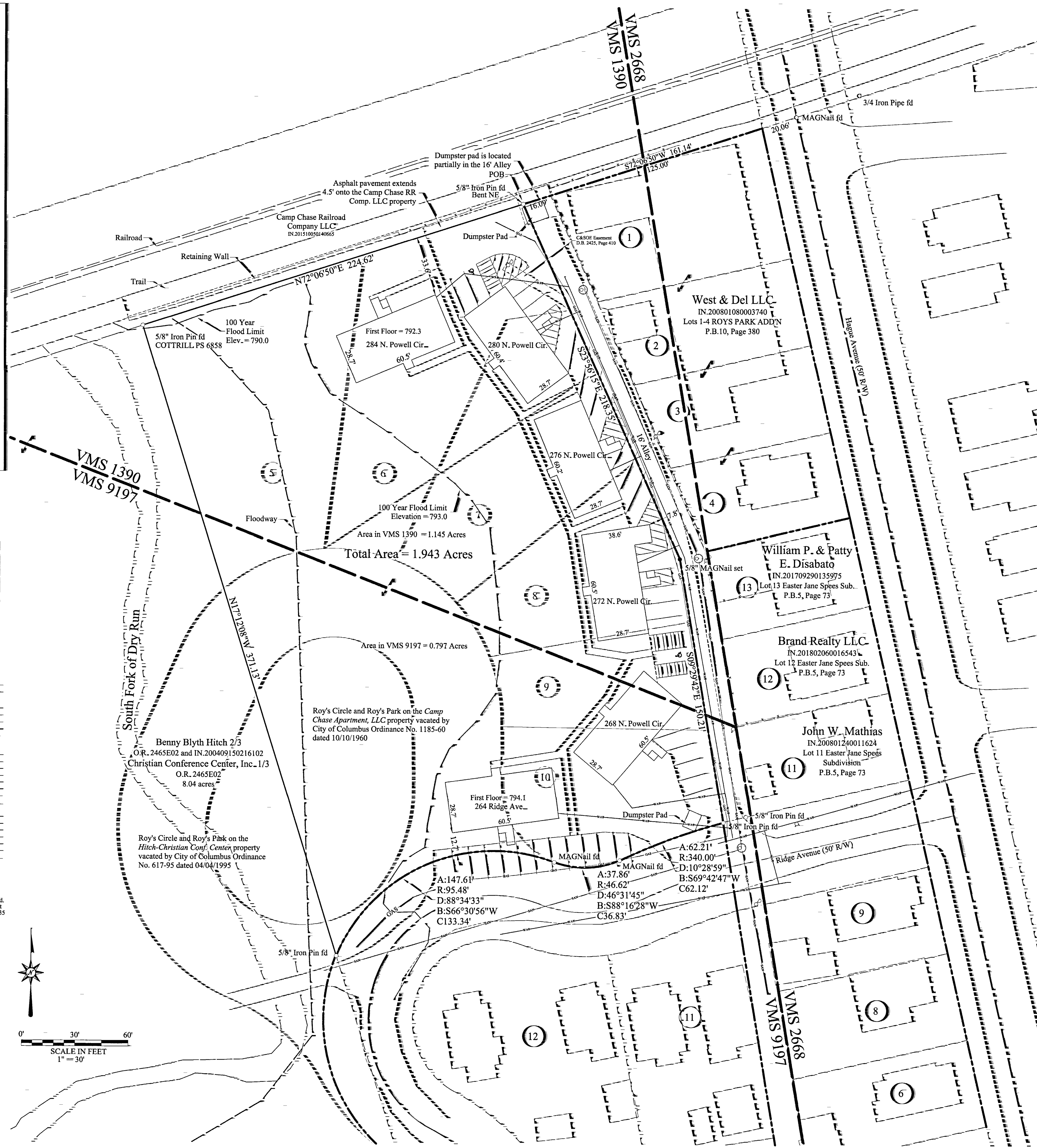
Said property contains 1.943 acres, 1.145 acres in V.M.S. 1390 and 0.797 acres in Virginia Military Survey 9197, all in the City of Columbus, Ohio. The Basis of Bearing is N72°06'50"E along the south property line of the said Camp Chase Railroad property between the northwest corner of the surveyed property and the centerline of said Hague Avenue, 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 yellow 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.

**FLOOD MAP INFORMATION**

Flood Zone AE and Flood Zone X  
Community No. = 390170  
Panel Number = 39049 C0304K  
Date = 06/17/2008

**LEGEND**

Existing Topographic Line	Proposed Topographic Line	Spot Elevation	+612.6
Water Line	Tree and Trailing	U.S. 42	
Drainage Channel	Property Line (offsite)	Property Line	
Right of Way	Work Limits	Right of Way	ROY
Easement	Proposed Water or Wetland	Wetland	
Proposed Water or Wetland	Flood Routing	EXISTING UTILITY LINES	
Sanitary Sewer	Sanitary Sewer Service	Storm Sewer	
Subsurface Drain	Water Main	Water Supply Line	
Existing Utility Line (GAS, CAB, etc.)	Existing Fence	PROPOSED UTILITY LINES	
Sanitary Sewer	Sanitary Sewer Service	Storm Sewer	
Subsurface Drain	Water Main	Water Supply Line	
Proposed Fence	STRUCTURES	Manhole	
Water Valve	Fire Hydrant	Sign	
Catch Basin	Elec. Transformer	Telephone Jct. Box	
Power Pole	Existing Monument	New Monument	
Telephone Pole	Iron Pipe fd	Benchmark	
Lightpole			



**ALTA/ACSM LAND TITLE SURVEY**

For  
**Camp Chase Apartments, LLC**  
First Financial Bank, Riverview Title Agency  
and

**First American Title Agency**  
Of a 1.943 ACRE PROPERTY

In the Name of  
**Camp Chase Apartments, LLC**

an Ohio Limited Liability Corporation  
Located in Virginia Military Survey 1390 and 9197  
City of Columbus, Franklin County, Ohio

ADDRESS 264-284 North Powell Circle  
LOCATION Located west of Hague Avenue and south of the Camp Chase Railroad Company rail line, North of Ridge Avenue and east of the South Fork of Dry Run, in V.M.S. 1390 and 9197, Columbus, Ohio  
OWNER Camp Chase Apartments LLC, an Ohio Limited Liability Corporation.

AUDITOR'S PARCEL #010-057592-00  
DEED REFERENCE IN#201804043930, Franklin County Recorder  
BASIS OF BEARING N72°06'50"E, along the south property line of the Camp Chase Railroad LLC property between the northwest corner of the surveyed property and the centerline of Hague Avenue as established by GPS data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011))

ZONING The property is zoned R4 H-35  
SURVEYOR Casey Elliott, PS 7759, State of Ohio  
212 West High Street  
London, Ohio 43140  
(740)852-1300

- POTENTIAL ENCROACHMENTS**
- There is a potential encroachment of part of the parking area at the northeast corner of the property (see note on plat).
  - There is a potential encroachment of the dumpster pad used by the property at the north end of the 16 foot alley (see note on plat).

- TABLE A Responses**
- 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: 264-284 North Powell Circle, Columbus, Ohio
  - Flood Zones - Part of the property is within the Floodway and within the 100 year flood plain. The buildings are not within the 100 year Flood Plain.
  - Gross Land Area 1.943 acres
  - (Not requested)
  - (Not requested)
  - Exterior Building dimensions - See Plan View
  - Substantial features on site - See Plan View
  - Parking Spaces = 33 spaces - See Plat
  - (Not requested)
  - Location of utilities: See Plat
  - (Not requested)
  - See Plat
  - (Not requested)
  - (Not requested)
  - Asphalt pavement is relatively new.
  - 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)
  - (Not requested)

- TABLE BII Responses**
- D.B. 2425, Page 410 - Easement for the electric pole at the north end of the building at 280 N. Powell Circle.
  - D.B. 1786, Page 348 - Easement for Storm Sewer does not involve the Camp Chase Apartment property.
  - D.B. 2053, Page 317 - Easement for Sanitary Sewer does not involve the Camp Chase Apartment property.
  - City Ordinance 1185-60 did not involve any public or private utilities.

**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.201804043930 Franklin County Recorder's Office)

To **Camp Chase Apartments, LLC, First Financial Bank, Riverview Title Agency and First American Title Agency**: 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*  
Casey C. Elliott, PS 7759, State of Ohio

Date

