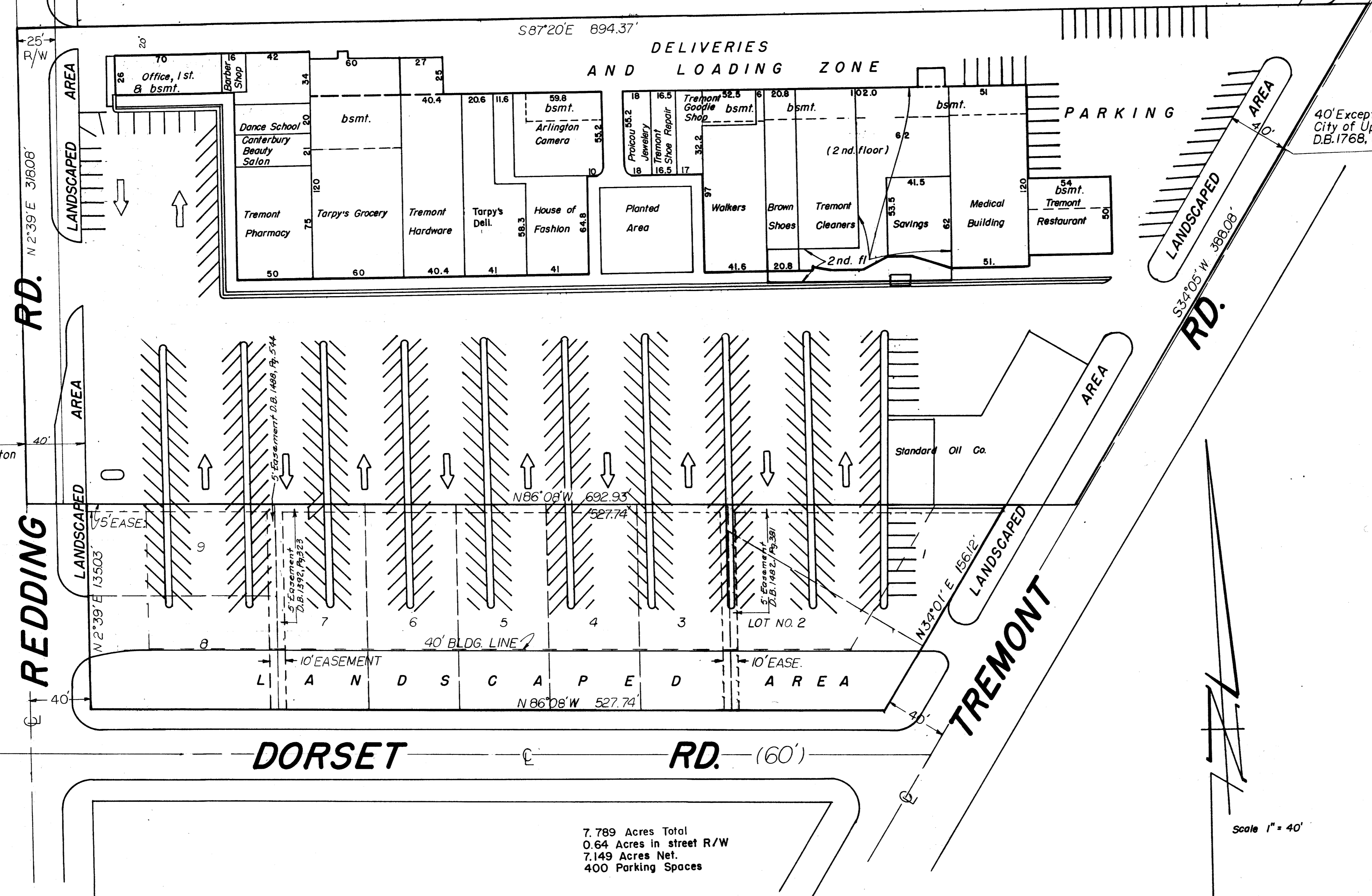


# TREMONT CENTER



40' Exception to City of Upper Arlington D.B. 176B, Pg. 255.

40' Exception to City of Upper Arlington D.B. 176B, Pg. 255.

following Real Estate situated in the County of Franklin in the State of Ohio and in the City of Upper Arlington and bounded and described as follows:

**PARCEL 1:** Being Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9, in Block No. 212, of the Plat of Block No. 211 and the south part of Block No. 212, City of Upper Arlington, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 20, page 67, Recorder's Office, Franklin County, Ohio.

**PARCEL 2:** Being a tract of land in Section 4, Township 1, Range 19, United States Military Lands, situated in the County of Franklin, in the State of Ohio, and in the City of Upper Arlington and being more particularly bounded and described as follows: Beginning at a point in the centerline of Redding Road (formerly known as Phenegeer Road, 50 ft. in width), which point is in the South line of Lot No. 1, in Block No. 224, of the Plat of Mountview Place Addition Extension No. 1, extended westwardly, as said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 21, page 32, Recorder's Office, Franklin County, Ohio; thence and with the southerly line of Block No. 224, of said Mountview Place Addition Extension No. 1, South 87 degrees 20 minutes East a distance of 894.37 ft., more or less, to a point in the centerline of Tremont Road, which point is in the southerly line of said Block No. 224, extended eastwardly; thence and with the centerline of Tremont Road, South 34 degrees 05 minutes West a distance of 388.08 ft., more or less, to a point, which point is in the northerly line of Block No. 212, of the Plat of Block No. 211 and the South part of Block No. 212, extended eastwardly, of record in Plat Book 20, page 67, Recorder's Office, Franklin County, Ohio; thence and with the northerly line of said Block No. 212, North 86 degrees 08 minutes West a distance of 692.93 ft., more or less, to a point in the centerline of Redding Road; thence and with the centerline of Redding Road, North 2 degrees, 39 minutes East a distance of 318.08 ft., more or less, to the point of beginning, containing 5.918 acres, more or less, subject to all legal highways.

EXCEPTING THEREFROM a strip of land (40) feet in width, to the centerline of Redding Road off of the entire side of the following described premises, and ALSO a strip of land forty (40) feet in width, to the centerline of Tremont Road, off of the entire Easterly side of the following described premises:

Beginning at point in the centerline of Redding Road (formerly known as Phenegeer Road, 50 ft. in width) which point is in the South line of Lot No. 1 in Block No. 224, of the Plat of Mountview Place Addition, Extension No. 1, extended westwardly, as said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 21, page 32, Recorder's Office, Franklin County, Ohio; thence and with the southerly line of Block No. 224, of said Mountview Place Addition, Extension No. 1, South 87 degrees 20 minutes East, a distance of 894.37 ft., more or less, to a point in the centerline of Tremont Road, which point is in the southerly line of Block No. 224, extended eastwardly; thence and with the centerline of Tremont Road, South 34 degrees 05 minutes West, a distance of 388.08 ft., more or less, to a point which point is in the northerly line of Block 212, of the plat of Block No. 211, and the South part of Block No. 212, extended westerly, of record in Plat Book 20, Page 67, Recorder's Office, Franklin County, Ohio; thence and with the northerly line of said Block No. 212, North 86 degrees 08 minutes West, a distance of 692.93 ft., more or less, to a point in the centerline of Redding Road; thence and with the centerline of Redding Road, North 2 degrees 39 minutes East, a distance of 318.08 feet, more or less, to the point of beginning, containing 5.918 acres, more or less, subject to all legal highways.

I hereby certify to: Bank One Columbus, NA, K.F.R. Title Inc., First American Title Insurance Company, Tremont Center Company,

that the survey prepared by me entitled "Plat showing as built survey of Tremont Center" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct, that the title lines and lines of actual possession are the same, that the size location and type of buildings and improvements are as shown and all are within the boundary lines of the property, that all parcels are contiguous, and that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1962. All utilities are available to and being used by subject property,

The undersigned also hereby certifies that this tract of land does not lie within a flood hazard area, in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration Special Flood Hazard Area Maps" and is in Zone "0", Upper Arlington City Flood Insurance Rate Map, Panel No. 390178 0002 B, dated April 13, 1980.

*Harry L. Greene*  
Harry L. Greene, Reg. Surveyor No. 4058.

7.789 Acres Total  
0.64 Acres in street R/W  
7.149 Acres Net  
400 Parking Spaces

Plat showing as built survey of Tremont Center City of Upper Arlington, Franklin County, Ohio.

for: Tremont Center Company.

Scale 1" = 40'

Oct. 24, 1990

*Harry L. Greene*  
Harry L. Greene, Reg. Surveyor No. 4058