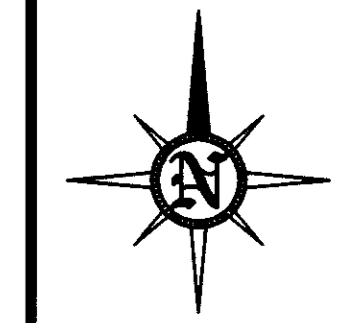
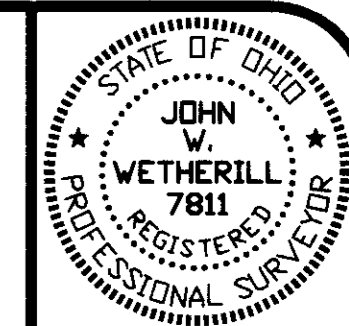
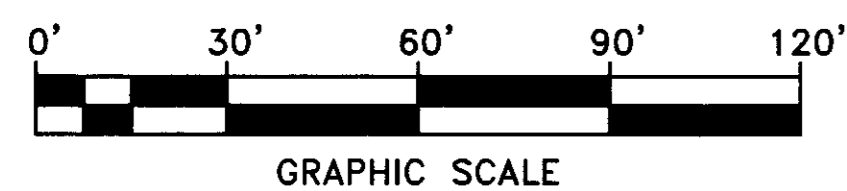


# SURVEY & SPLIT OF 3.105 ACRES AT THE INTERSECTION OF LIVINGSTON AVE. AND JAMES RD., COLUMBUS, OH



DATE	BY	REVISION
01/03/01	JWW	REVISED WEST LINE TO SHOW ALL OF ALLEY
12/20/00	RJW	
	JWW	
	APD	

**SURVEY & SPLIT OF 3.105 ACRES AT THE INTERSECTION OF LIVINGSTON AVE. AND JAMES RD., COLUMBUS, OH**

**J. & J. SURVEYING SERVICES, INC., dba**  
**PAUL K. MOORE & ASSOCIATES**  
 6515 E. LIVINGSTON AVENUE  
 REYNOLDSBURG, OHIO 43068  
 PH# (614) 866-9158  
 FAX# (614) 866-9132  
 © 2000 J. & J. SURVEYING SERVICES, INC.

**Description of 1.197 acres (New West Tract)**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of Lots 333, thru 336, a part of Lot 337 thru 343, together with all of Tract 1, a part of Berwick Boulevard, and certain Alleys, as vacated by Ordinance No. 894-55 of the City of Columbus, said Lots, Tracts, Alleys, Boulevards, and Roads are shown on the Plat of Berwick, as recorded in Plat Book 19, Pages 25, 26, and 27, also being a part of Lot 3 of Kingsgate Addition, as recorded in Plat Book 22, Page 30, and being all of Parcel 1, and 0.363 acres out of Parcel 2, as conveyed to Columbus-Livingston, L.L.C., as recorded in Inst. # 20002290040022, Franklin County Recorder's Office, containing 1.908 acres and being further described as follows:

Beginning for reference at a point, said point being the intersection of the centerlines of Livingston Ave. (90' wide) and James Rd. (80' wide running south from Livingston Ave.);

Thence North 89 degrees 55' 00" West 20.15 feet, along the centerline of said Livingston Ave., to a point;

Thence North 89 degrees 55' 00" West 20.15 feet, along the centerline of said Livingston Ave., to a point;

Thence South 00 degrees 05' 00" West 50.00 feet, to a iron pin set, said iron pin being the northwest corner of Lot 2 of said Kingsgate Addition, as recorded in Plat Book 22, Page 30, as conveyed to Robert R. Schmidt, recorded in D.B. 3355, Pg. 421, and being the northeast corner of said Lot 344, of said plat of Berwick, said iron pin being in the south line of said Livingston Ave.;

Thence North 89 degrees 55' 00" West 266.88 feet, along the south line of said Livingston Ave., being the north line of said Lots 344, 337, and the north line of said Berwick Boulevard, of said Plat of Berwick, to an iron pin set, said iron pin being the True Place of Beginning for the herein described 1.197 acre tract;

Thence South 00 degrees 05' 00" West 275.00 feet, along a new division line, crossing said Parcel 2, crossing said Lots 337, 338, 339, 340, said vacated 15' alley, and said vacated Berwick Boulevard, to a iron pin set in the south line of said Parcel 2, being the north line of Dover Rd. (60' wide);

Thence North 89 degrees 55' 00" West 189.67 feet, along the south line of said Parcel 2, crossing said Lot 343, vacated Berwick Boulevard, and vacated Alley, along the north line of said Dover Rd., to a iron pin set, said iron pin being the southwest corner of said Parcel 2, and being in the east line of a tract of land as conveyed to Njoroge Family Limited Partnership, as recorded in O.R. 33242 A17;

Thence North 00 degrees 05' 00" East 275.00 feet, along the west line of said Parcel 2, being the east line of said Njoroge Family Limited Partnership tract, and being the east line of a tract of land as conveyed to Sofia Johrendt, as recorded in O.R. 11980 E03, to a 3/4" iron pipe found in good condition at grade in the south line of said Livingston Ave., said iron pipe being the northwest corner of said Parcel 2, and being the northeast corner of said Johrendt tract;

Thence South 89 degrees 55' 00" East 104.03 feet, along the south line of said Livingston Ave., being the north line of said Lots 333 thru 337, and the north line of said vacated Alleys, to the True Place of Beginning containing 52159 square feet, or 1.197 acres more or less, subject to all legal easements and right of ways of record.

Bearings are based on the south line of said Livingston Ave., as being South 89 degrees 55' 00" East, assumed and are used to denote angles only. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar, 30" long, with plastic cap stamped 'J & J Surveying'.

Bearings are based on the south line of said Livingston Ave., as being South 89 degrees 55' 00" East, assumed and are used to denote angles only. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar, 30" long, with plastic cap stamped 'J & J Surveying'.

**Composite Description**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of Lots 333 through 340, inclusive, part of Lot 341 through 343, inclusive, all of Lots 344 through 347, inclusive, part of Lot 348, all of Tract One, together with all of Berwick Boulevard, Millerdale Road, and certain Alleys and a Park, as vacated by Ordinance No. 894-55 of the City of Columbus, said Lots, Tracts, Parks, Alleys, Boulevards, and Roads are shown on the plat of Berwick, as recorded in Plat Book 19, Pages 25, 26, and 27, as conveyed to Berwick Land Limited Partnership, in Official Record (O.R.) 19389 F02, also being a part of Lot 3 of Kingsgate Addition, as recorded in Plat Book 22, Page 30, as conveyed to Berwick Land Limited Partnership in O.R. 25241 A15, Franklin County Recorder's Office, containing 3.105 acres and being further described as follows:

Beginning for reference at a point, being the intersection of the centerlines of Livingston Ave. (90' wide) and James Rd. (80' wide running south from Livingston Ave.);

Thence North 89 degrees 55' 00" West 20.15 feet, along the centerline of said Livingston Ave., to a point;

Thence South 00 degrees 05' 00" West 50.00 feet, to a iron pin set, being the northwest corner of Lot 2 of the said Kingsgate Addition, conveyed to Robert R. Schmidt in Deed Book (D.B.) 3355, Pg. 421, and being the northeast corner of said Lot 344, said iron pin being in the south line of said Livingston Ave. and the True Place of Beginning;

Thence South 00 degrees 05' 00" West 184.11 feet, along the west line of said Lots 2 and 3, the east line of a 10' Alley as shown on said plat of Berwick, to a 3/4" iron pipe found, in fair condition and at grade, said iron pipe being the northwest corner of said Berwick Land Limited Partnership tract (O.R. 25241 A15), also being the southwest corner of said Schmidt tract;

Thence South 89 degrees 55' 00" East 104.03 feet, along the north line of said Berwick Land Limited Partnership tract (O.R. 25241 A15), crossing said Lot 3, to a iron pin set in the west line of said James Rd., being the northeast corner of said Berwick Land Limited Partnership tract (O.R. 25241 A15) and being the southeast corner of said Schmidt tract;

Thence around a curve in a clockwise direction having a radius of 260.00 feet, a delta angle of 09 degrees 05' 46", a chord of which bears South 04 degrees 27' 53" East 41.23 feet, along the west line of said James Rd. and an east line of the said Lot 3, to a iron pin set, being a corner of the said Lot 3;

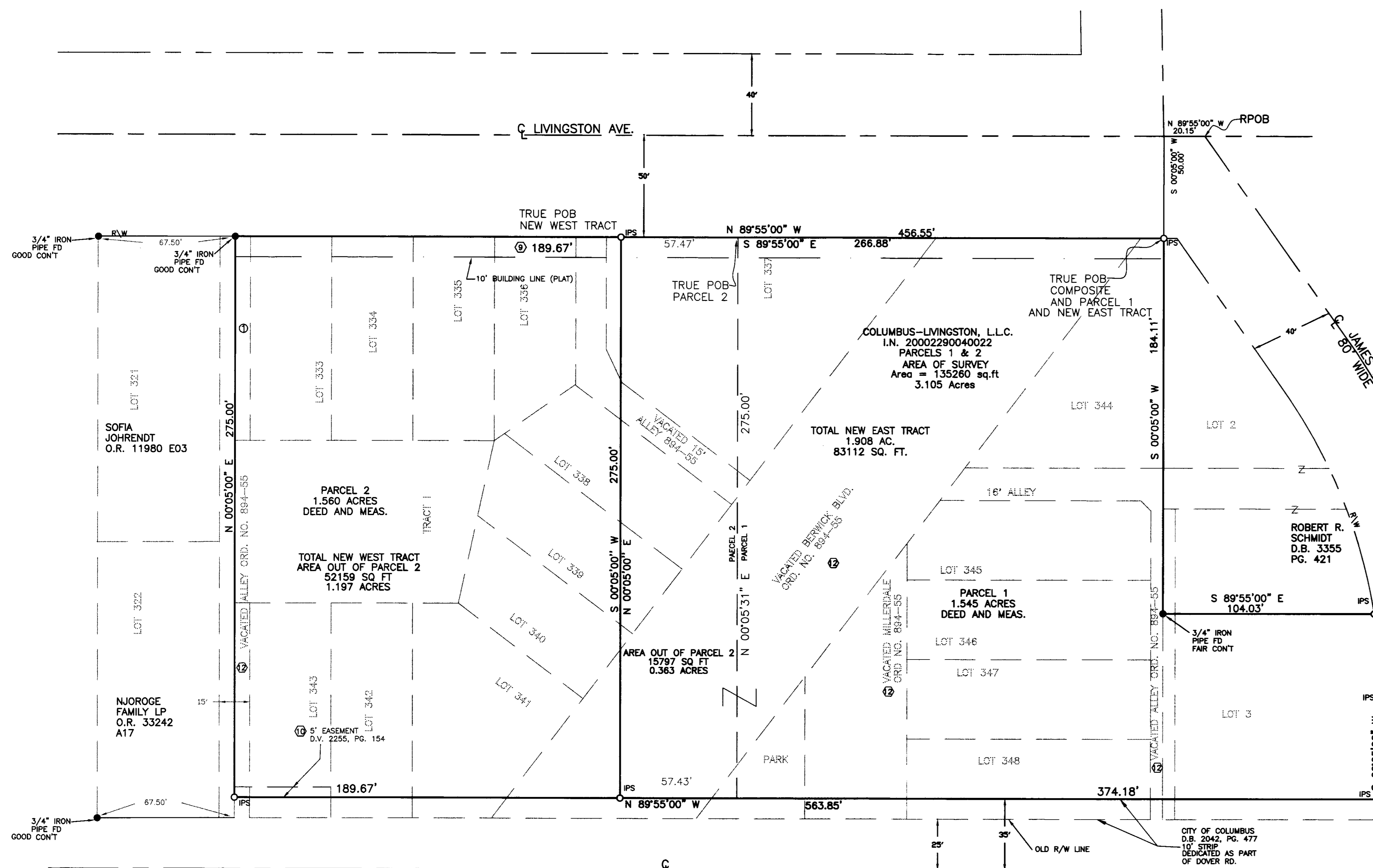
Thence South 00 degrees 05' 00" West 49.79 feet, along the west line of said James Rd., and the east line of said Lot 3, to a iron pin set, said iron pin being the intersection of the west line of said James Rd. and the north line of Dover Rd. (50.00 feet wide);

Thence North 89 degrees 55' 00" West 563.85 feet, along the south line of said Berwick Land Development Partnership tract (O.R. 25241 A15), also being the south line of said Berwick Land Development Partnership tract (O.R. 19389 F02), crossing said Lot 3, 348, Vacated Millerdale Rd., the Vacated Park area, the Vacated Berwick Blvd. and the said Lot 341, 342, and 345, to a iron pin set, being the southwest corner of the said Berwick Land Development Partnership tract (O.R. 19389 F02), and being the southeast corner of a tract of land as conveyed to Njoroge Family Limited Partnership, as recorded in O.R. 33242 A17;

Thence North 00 05' 00" East 275.00 feet, along the west line of said Berwick Land Limited Partnership tract (O.R. 19389 F02), being the east line of said Njoroge Family Limited Partnership tract and of a tract of land as conveyed to Sofia Johrendt, as recorded in O.R. 11980 E03, to a 3/4" iron pipe found in the south line of said Livingston Ave., being the northwest corner of said Berwick Land Limited Partnership tract (O.R. 19389 F02), and the northeast corner of said Johrendt tract;

Thence South 89 degrees 55' 00" East 456.55 feet, along the south line of said Livingston Ave., being the north line of said Lots 333 through 337, inclusive, the north line of said Vacated Alley, and the north line of the said Lot 344, to the True Place of Beginning, containing 135,260 square feet, or 3.105 acres more or less, subject to all legal easements and right of ways of record.

Bearings are based on the south line of said Livingston Ave., as being South 89 degrees 55' 00" East, assumed and are used to denote angles only. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar, 30" long, with plastic cap stamped 'J & J Surveying'.



**TITLE COMMITMENT**  
 Easements are taken from Title Commitment No. 9903187, prepared by Stewart Title Guaranty Company, Dated December 8, 1999, Schedule B, Section 2, denoted thus (C)

(C) Building set back lines and easements per Plat Book 19, Page 25, and Plat Book 22, Page 30, as shown.

(D) Easement to Columbus and Southern Ohio Electric Company, recorded in D.B. 2255, Pg. 154, as shown.

(E) Conditions contained in Inst. # 199903190069159, apply to the subject tract.

(F) Portion of the subject tract in Vacation Ord. # 894-55, Subject to permanent easements in the vacated streets as prescribed in O.R.C. 723.041, apply and are shown.

**LEGEND**

- IRON PIN SET
- IRON PIN FOUND
- △ SPIKE SET
- ▲ SPIKE FOUND
- ⊠ FCE MONUMENT

ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED 'J & J SURVEYING'

NOTES:  
 PROPERTY IS ZONED C-4 GENERAL COMMERCIAL. LIVINGSTON AVE. AND JAMES ROAD ARE ON THE CITY OF COLUMBUS THROUGHFARE PLAN. SET BACKS ARE BLDG. -60' LIVINGSTON AVE. AND JAMES RD. PARKING-10' LIVINGSTON AVE. AND JAMES RD. 25' BUILDING SETBACK ALONG DOVER RD. NO SIDE YARD SETBACKS.

ACCORDING TO FIRM, FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, PANEL 260 OF 387, MAP NO. 390480280 G, EFFECTIVE DATE AUGUST 2, 1985, THE PROPERTY SHOWN HEREON LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY PAUL K. MOORE & ASSOCIATES ON JULY 14, 1998 AND NOVEMBER 23, 1999, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

John W. Wetherill

JOHN W. WETHERILL      REG. SURV. 7811      1/3/01      DATE

**NOT REVIEWED**

2 WORKING DAYS BEFORE YOU DIG  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

00-11-119