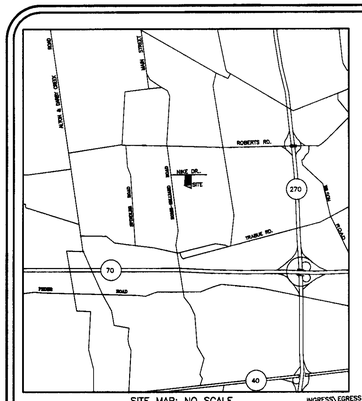
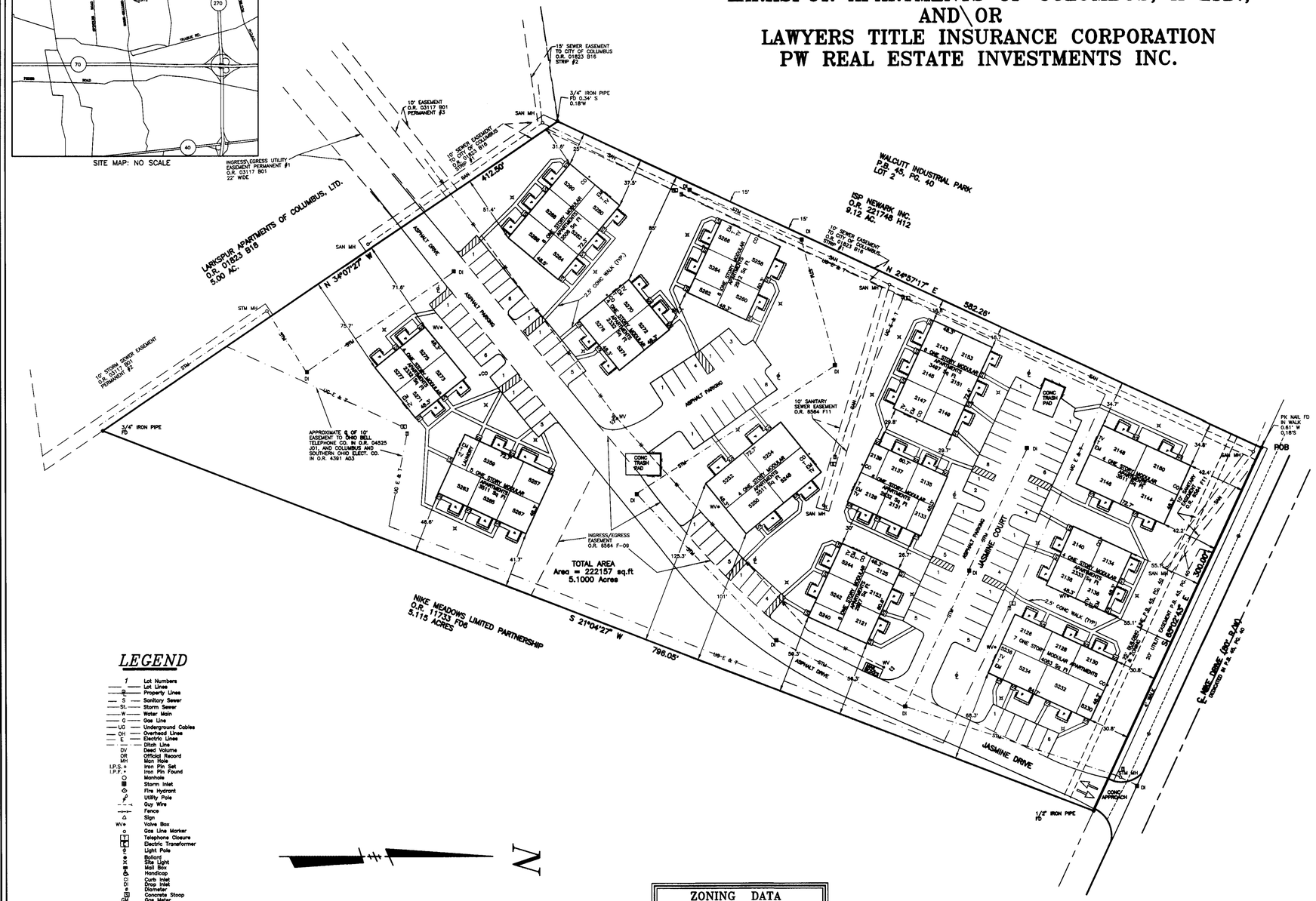
ALTA/ACSM SURVEY OF LARKSPUR APARTMENTS PHASE II
FOR
CARDINAL REALITY SERVICES, INC.
LARKSPUR APARTMENTS OF COLUMBUS, II LTD.,
AND\OR
LAWYERS TITLE INSURANCE CORPORATION
PW REAL ESTATE INVESTMENTS INC.



SITE MAP: NO SCALE



LEGEND

1	Lot Numbers
	Lot Lines
	Property Lines
S	Sanitary Sewer
St.	Storm Sewer
W	Water Main
G	Gas Line
UG	Underground Cables
OH	Overhead Lines
E	Electric Lines
	Ditch Line
DV	Deed Volume
OR	Official Record
MH	Man Hole
I.P.S.	Iron Pin Set
I.P.F.	Iron Pin Found
	Manhole
	Storm Inlet
	Fire Hydrant
	Utility Pole
	Guy Wire
	Fence
	Sign
WVe	Valve Box
	Gas Line Marker
	Telephone Closure
	Electric Transformer
	Light Pole
	Bollard
	Site Light
	Mail Box
	Handicap
	Curb Inlet
	Drop Inlet
	Diameter
	Concrete Stoop
GM	Gas Meter
EM	Electric Meter
WM	Water Meter
CONC	Concrete
COMM	Commercial
	Cable Television
CO	Clean Out
	Pole Numbers
	Evergreen Tree
	Deciduous Tree
	Concrete Patio with 6' wood fence

NOTE: ALL WALKS ARE 2.5' CONCRETE, UNLESS OTHERWISE NOTED

N

0' 40' 80' 120' 160'

GRAPHIC SCALE

ZONING DATA	
DISTRICT:	AR-12 APARTMENT RESIDENTIAL
BUILDING SETBACK REQUIREMENTS	
FRONT:	25'
PERIMETER YARD REQUIRMENT:	10% OF SITE WIDTH, NOT LESS THAN 10' OR MORE THAN 25' SITE COULD HAVE VARIANCES FOR PERIMETER YARD REQ.
MAX. BLDG. HEIGHT:	35'
BULK/DENSITY REQUIREMENT:	12 UNITS PER ACRE

SURVEY COORDINATOR

SMITH-ROBERTS NATIONAL CORPORATION

2212 N.W. 50th STREET SUITE 246
OKLAHOMA CITY, OK. 73112
PH.: 405-840-7094
FAX: 405-840-9116

REVISIONS		
No.		Date
1	PER SMITH-ROBERTS	7-15-96
2	PER SMITH-ROBERTS	8-21-96

SURVEY CERTIFICATION

7-15-96

THIS SURVEY IS MADE FOR THE BENEFIT OF; CARDINAL REALITY SERVICES, INC. LARKSPUR APARTMENTS OF COLUMBUS, II LTD., AN OHIO LIMITED PARTNERSHIP LAWYERS TITLE INSURANCE CORPORATION, PW REAL ESTATE INVESTMENTS INC.:

I, PAUL K. MOORE, A REGISTERED LAND SURVEYOR IN THE STATE OF OHIO, DO HEREBY IDENTIFY TO THE ATTACHED PARTIES, THEIR SUCCESSORS AND ASSIGNS, AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:

Situated in the State of Ohio, County of Franklin, City of Columbus, and containing 5.100 acres of land more or less, being part of Lot 1 as same is designated and delineated upon the recorded plat of Walcutt Industrial Park of record in Plat Book 45, Pages 40 through 42, as conveyed to Larkspur Apartments of Columbus II, Ltd., as recorded in Official Record 03117 B 10, (all references to Plat Books and Official Record Volumes are to the records in the Recorder's Office, Franklin County, Ohio) said 5.100 acres being more particularly described as follows:

Beginning at a point at the northeaterly corner of Lot 2 of said Walcutt Industrial Park, being in the southerly right-of-way line of Nike Drive (80.00 feet wide), said point being referenced by a PK Nail found located 0.61 feet West and 0.18 feet South;

Thence South 65° 02' 43" East, with the northerly line of said Lot 1, the southerly line of said Drive, being 60.00 feet southerly from (as measured at right angles) and parallel to the centerline of said Drive, a distance of 300.00 feet, to an 1/2" iron pipe found;

Thence South 21° 04' 27" West, leaving said right-of-way line, with a new division line across said Lot 1, a distance of 798.05 feet to an 3/4" iron pipe found in the easterly line of a 5.00 acre tract of land described in a deed to Larkspur Apartments of Columbus, Ltd. of record in Official Record Volume 1823, Page B 18;

Thence North 34° 07' 27" West, with said easterly line, a distance of 412.50 feet to a point said point being referenced by a 3/4" iron pipe found located 0.34 South and 0.18 feet West, of the southeasterly corner of said Lot 2;

Thence North 24° 57' 17" East, with the easterly line of said Lot 2, a distance of 582.28 feet to the point of beginning and containing 5.100 acres of land more or less.

I FURTHER CERTIFY THAT:

1. THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND, THAT THE ATTACHED PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF OHIO FOR SURVEYS AND WITH THE "ACCURACY STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND MEETS THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IT, THEREIN, INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11, 13 OF TABLE A THERETO.

2. THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES;

3. EXCEPT AS SHOWN, ALL UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD; THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES; THAT THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN LAWYERS TITLE INSURANCE CORP. COMMITMENT NO. 1996-000 DATED JUNE 20, 1996 AT 8:00 A.M. AND FURTHER, I HAVE NOTED THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR EVIDENCE OF VISIBLE EASEMENTS WHICH THE UNDERSIGNED HAS BEEN ADVISED OF, ARE SHOWN HEREON, HAVE BEEN PLOTTED HEREON, OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY;

4. EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDING, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES;

5. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)) ON FLOOD INSURANCE RATE MAP NO. 3804960210 G, WITH A DATE OF IDENTIFICATION OF AUGUST 5, 1988, FOR, IN OR NEAR HILLIARD, CITY OF COLUMBUS, FRANKLIN COUNTY, COMMUNITY NO. 210 OF 357, IN FRANKLIN COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

6. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO NIKE DRIVE, A PUBLIC STREET OR HIGHWAY,

7. THE NUMBER OF STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 83, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.

Note: The bearings used on this description are assumed. A bearing of South 65° 02' 43" East was used on the centerline of Nike Drive (as shown in Plat Book 45, Page 40) and all angular measurements calculated from this mention.

TOGETHER WITH THE FOLLOWING PERMANENT EASEMENTS:

PERMANENT EASEMENT 1

PERMANENT EASEMENT 2

PERMANENT EASEMENT 3

STATE OF OHIO PAUL K. MOORE 5883 REGISTERED PROFESSIONAL SURVEYOR

Paul K. Moore

REG. LAND SURVEYOR NO. 5883

EASEMENTS:

EASEMENT IN FAVOR OF COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY RECORDED INDEED BOOK 3696, PAGE 883, LIES IN THE EXISTING EASEMENT AS STATED IN PLAT BOOK 45, PAGE 40, AND AFFECTS THE SUBJECT PROPERTY.

EASEMENTS IN FAVOR OF THE CITY OF COLUMBUS, OHIO AS RECORDED IN OFFICIAL RECORD 01823 B16, AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

EASEMENTS IN FAVOR OF LARKSPUR APARTMENTS OF COLUMBUS II, LTD. AS RECORDED IN OFFICIAL RECORD 3117 B01, AFFECTS THE PROPERTY AND IS SHOWN HEREON.

EASEMENT IN FAVOR OF COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY AS RECORDED IN OFFICIAL RECORD 04391 A03, AFFECTS THE PROPERTY AND IS SHOWN HEREON (APPROXIMATELY).

OTHER EASEMENTS NOT SHOWN IN TITLE COMMITMENT, BUT SHOWN ON A SURVEY BY SITE ENGINEERING DATA MAY 1985.

10' SANITARY SEWER EASEMENT AS RECORDED IN OFFICIAL RECORD 6564 F11 AFFECTS THE PROPERTY AND IS SHOWN HEREON.

INGRESS\EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORD 6564 F09, AFFECTS THE PROPERTY, AND IS SHOWN.

NOT REVIEWED

ALTA/ACSM LAND TITLE SURVEY of LARKSPUR APTS, OF HILLIARD

5350 JASMINE LANE
HILLIARD, OHIO

PROPERTY NUMBER: 1707

PAUL K. MOORE & ASSOCIATES
6515 E. LIVINGSTON AVE. SUITE 7
REYNOLDSBURG, OHIO 43068

JULY 16, 1996

DATE SHEET

9606-51