

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-041
Date Received: 7-5-16
Application Accepted By: TD, mm Fee: \$4,800
Comments: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4841 Sunbury Road, Columbus, Ohio Zip 43230

Is this application being annexed into the City of Columbus Yes No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-242734

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Northland Community Council Development Committee

Proposed Use or reason for rezoning request: To change site plan and height district of current CPD

(continue on separate page if necessary)

Proposed Height District: H-110 Acreage 5.40 +/-

[Columbus City Code Section 3309.14]

APPLICANT:

Name Easton Innkeepers, LLC, c/o Dave Perry (David Perry Company, Inc.)

Address 145 East Rich Street, 3rd Floor City/State Columbus, Ohio Zip 43215

Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net

PROPERTY OWNER(S):

Name Easton Innkeepers, LLC c/o Dave Perry (David Perry Company, Inc.)

Address 145 East Rich Street, 3rd Floor City/State Columbus, Ohio Zip 43215

Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Donald Plank, Plank Law Firm

Address 145 East Rich Street, 3rd Floor City/State Columbus, Ohio Zip 43215

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Easton Innkeepers, LLC by David B. Perry, Agent

PROPERTY OWNER SIGNATURE Easton Innkeepers, LLC by David B. Perry, Agent

ATTORNEY AGENT SIGNATURE Donald Plank

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry

of (1) MAILING ADDRESS David Perry Company Inc., 145 East Rich Street, 3rd Floor, Columbus, Ohio 43215

deposed and states that (he/she) is the applicant (agent), or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 4841 Sunbury Road, Columbus, Ohio 43230

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 7-5-16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

Check here if listing additional property owners on a separate page.

(4) Easton Innkeepers, LLC
c/o Dave Perry, David Perry Company, Inc.
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Easton Innkeepers, LLC
c/o Dave Perry (614) 228-1727

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Northland Community Council Development Committee
c/o Dave Paul
PO Box 297836, Columbus, Ohio 43205

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) David B. Perry

Subscribed to me in my presence and before me this 5TH day of July in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Stacey L. Danza

My Commission Expires:

11-5-2018

This Affidavit expires six months after date of notarization.

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

Revised 12/15slp



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

EXHIBIT A, Public Notice
4841 Sunbury Road
Z16-041
June 20, 2016

APPLICANT

Easton Innkeepers, LLC
c/o Dave Perry
David Perry Company, Inc.
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215

PROPERTY OWNER

Easton Innkeepers, LLC
c/o Dave Perry
David Perry Company, Inc.
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215

ATTORNEY

Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

City of Columbus Ohio
Real Estate Management
910 West Broad Street, Room 425
Columbus, Ohio 43215

Hamilton Hotels, LLC
8960 Gilg Street
New Albany, Ohio 43054-9089

Sunbury Easton LP
PO Box 21950
Owensboro, KY 42304-1950

Carmax Auto Superstores
12800 Tuckahoe Creek Parkway
Richmond, VA 23238-1115

SJKM LLC
c/o Alan S. Acker
366 East Broad Street
Columbus, Ohio 43215-3819

Mesa Properties, LLC
C/o United Dairy Farmers, Inc.
3955 Montgomery Road
Cincinnati, Ohio 45212-3733

Morso Holding, Co.
c/o Pete Blake
PO Box 16000
Columbus, Ohio 43216-6000

ALSO NOTIFY

HiFive Development Services
c/o Larry Hatfield
202 West Main Street, Suite C
Mason, Ohio 45040

EMH&T
c/o Russ Henestofel
5500 New Albany Road
Columbus, Ohio 43054

Easton Innkeepers, LLC
c/o Har S. Bhatnager
1117 Turnberry Place
Fort Wayne, IN 46815

EXHIBIT A, Public Notice
4841 Sunbury Road
Z16-041
Page 1 of 1, June 20, 2016

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 216-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 145 East Rich Street, 3rd Floor, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

| | |
|--|--|
| 1. Easton Innkeepers, LLC 1117 Turnberry Place Fort Wayne, Indiana 46815 # of Columbus Based Employees: 0 Contact: Har S. Bhatnager (260) 625-4459 | 2. HiFive Development Services 202 West Main Street, Suite C Mason, Ohio 45040 # of Columbus Based Employees: 0 Contact: Larry Hatfield (513) 615-0008 |
| 3. _____ | 4. _____ |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 5th day of July, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacy L. Danza

My Commission Expires:

11-5-2018

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer
Stacy L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

CPD, COMMERCIAL PLANNED DEVELOPMENT

0.459 +/- ACRES

EXISTING ZONING: CPD, Commercial Planned Development (Z03-123)
PROPOSED ZONING: CPD, Commercial Planned Development
PROPERTY ADDRESS: 4841 Sunbury Road, Columbus, OH 43230
APPLICANT: Eastern Innkeepers, LLC c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215.
PROPERTY OWNER: Eastern Innkeepers, LLC c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215.
DATE OF TEXT: July 1, 2016
APPLICATION NUMBER: Z16- 041

1. INTRODUCTION: The 5.40 +/- acre site is located at the northwest corner of Morse Road and Sunbury Road. The site is zoned CPD (Z03-123). Retail development is presently permitted. Applicant proposes to build a seven (7) story, 240 room hotel. The site development plan titled, "Site Rezoning Plan", dated _____, hereafter "Site Plan" is submitted with this application as the site development plan for a hotel.

2. PERMITTED USES: Permitted uses, except as prohibited, shall be all uses of Section 3356.03, C-4, Permitted Uses. The following uses are prohibited: Animal Shelter, Bars, Billboards, except the existing billboard located at the southwest corner of the site, Blood and Organ Banks, Bowling Center, except as an accessory use to a hotel, Cabarets and Nightclubs, Check Cashing and Loans, Colleges, Funeral Homes, Extended Stay Hotel, Halfway House, Mission/Temporary Shelters, Monopole Telecommunications Antenna(s); Sales, rental or leasing of Motorcycles, Boats, Recreational Vehicles Trucks, Utility Trailers and/or off-road vehicles, Auto-repair, service and/or auto body work, Off-premise Graphics, and Pawn Brokers.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan or in this written text, the applicable development standards shall be those standards contained in Chapter 3355, C-4, Commercial District, of the Columbus City Code.

A). Density, Height, Lot and/or Setback commitments.

- 1). The Height District shall be H-110, with a maximum building height of eighty (80) feet.
- 2). Building and parking setbacks shall be as depicted on the Site Plan.

B.) Access, Loading, Parking and/or other Traffic related commitments.

- 1). Vehicular access to the site shall be as depicted on the Site Plan. The Morse Road access shall be limited to RI/RO.

2). Right of way totaling 80 feet from centerline of Morse Road and 50 feet from centerline of Sunbury Road shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan.

C.) Buffering, Landscaping, Open Space and/or Screening Commitments:

Required landscaping and screening shall be as depicted on the Site Plan.

D.) Building design and/or Interior-Exterior treatment commitments.

N/A

E.) Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

There shall be no outside merchandise display areas.

F.) Graphics and Signage commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District. A ground sign(s) shall be monument-style. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration.

G.) Other CPD Requirements.

1. Natural Environment: The site is located at the northwest corner of Morse Road and Sunbury Road. The site grade slopes to the south and west. The other three (3) corners of the intersection are also commercially zoned. Morse Road and Sunbury Road are arterial rights of way appropriate for hotel development.

2. Existing Land Use: The site is undeveloped.

3. Circulation: Vehicular access will be via curbcuts on both Morse Road and Sunbury Road. Internal site circulation shall be as depicted on the Site Plan.

4. Visual Form of the Environment: Both Morse Road and Sunbury Road are arterial roads. Morse Road is extensively developed with commercial uses. Sunbury Road, in the area of the site, is developed with commercial uses, including retail sales, hotel and automotive related uses.

5. Visibility: The site is visible from both Morse Road and Sunbury Road.

6. Proposed Development: Applicant proposes the development of a hotel, as depicted on the Site Plan.

7. Behavior Patterns: Vehicular access will be from Morse Road and Sunbury Road. On-site circulation shall be as depicted on the Site Plan.

8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text. There will be no objectionable emissions.

H). Modification of Code Standards.

Section 3312.21(D)(1), Landscaping and Screening, to reduce parking lot screening along the north side of the parking lot from five (5) feet with 75% opacity to three (3) feet tall headlight screening with 75% opacity. While the property (PID: 010-214655) to the north is presently zoned R, Rural from annexation, commercial rezoning of the property should be anticipated. A hotel abuts PID: 010-214655 on the north side of the parcel.

I.) Miscellaneous commitments.

1. Development of the site for a hotel shall be in accordance with the Site Plan titled "Site Rezoning Plan, 4841 Sunbury Road" dated _____. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. All dimensions noted on the plan reflect applicant's best information at this time, but are subject to change with final surveying and/or final engineering. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes, other than as specified herein.

Signature: _____
David B. Perry, Agent Date

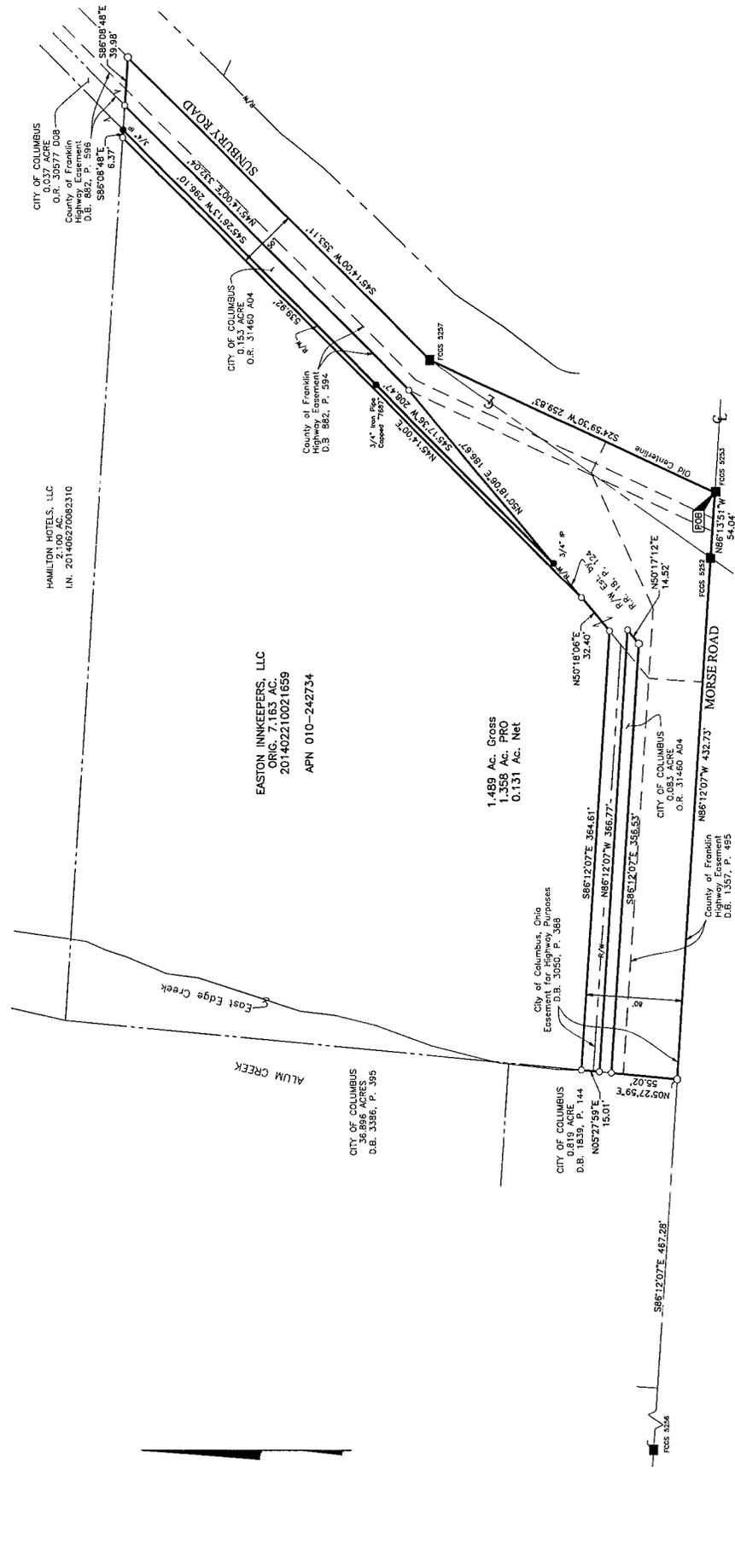
Signature: _____
Donald Plank, Attorney Date

SURVEY OF ACREAGE PARCEL

QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 17

UNITED STATES MILITARY DISTRICT

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



HAMILTON HOTELS, LLC
 0.37 ACRES
 O.R. 30577 D08
 County of Franklin
 Highway Easement
 D.B. 882, P. 594
 S86°08'48"E
 6.37'
 S86°08'48"E
 39.98'

EAST INNKEEPERS, LLC
 ORIG. 7.163 AC.
 20140221 0021659
 APN 010-242734

1.489 Ac. Gross
 1.358 Ac. PRO
 0.131 Ac. Net

CITY OF COLUMBUS
 0.819 ACRE
 D.B. 1839, P. 144
 N05°27'59"E
 13.01'

CITY OF COLUMBUS
 0.083 ACRE
 O.R. 31460 A04

CITY OF COLUMBUS
 0.083 ACRE
 O.R. 31460 A04

■ = STONE FND.
 ● = MON. FND.
 ○ = I.P. FND.
 ○ = I.P. SET
 ● = MAG. NAIL FND.
 ○ = MAG. NAIL SET
 ▲ = R.R. SPK. FND.
 ○ = R.R. SPK. SET
 ● = P.K. NAIL FND.
 ○ = P.K. NAIL SET
 I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.
 60' 80' 120'
 GRAPHIC SCALE (in feet)

BASIS OF BEARINGS:
 The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). A bearing of North 86°12'07" West was held for the centerline of Morse Road between county monuments FCGS 5252 and FCGS 5256.

SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey, in May 2016, and previous surveys by EMHT Inc. from December 2005 and July 2009.

EMHT
 Survey, Measurement, Investigation & Utility, Inc.
 Engineers - Surveyors - Planners - Scientists
 5600 New Albany Road, Columbus, OH 43244
 (614) 291-7200
www.emht.com

Date: June 16, 2016
 Scale: 1" = 60'
 Job No: 20160561
 Sheet: 1 of 1

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |

By: John C. Dodson
 Professional Surveyor No. 8039
 Date: _____

ZONING DESCRIPTION
5.40 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 3, Township 2, Range 17, United States Military District, being part of that 7.163 acre tract conveyed to Easton Innkeepers, LLC by deed of record in Instrument Number 201402210021659, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said 7.163 acre tract, being the southeasterly corner of that 0.819 acre tract conveyed to City of Columbus by Deed Book 1839, Page 144, in the centerline of Morse Road;

Thence North $05^{\circ} 27' 59''$ East, with the common line between said 7.163 acre tract and said 0.819 acre tract, a distance of 80.03 feet to the TRUE POINT OF BEGINNING;

Thence North $05^{\circ} 27' 59''$ East, with the common line between said 7.163 acre tract and said 0.819 acre tract and that 36.896 acre tract conveyed to City of Columbus by deed of record in Deed Book 3386, Page 395, a distance of 427.97 feet to a common corner between said 7.163 acre tract and said 36.896 acre tract;

Thence South $86^{\circ} 08' 48''$ East, with the common line between said 7.163 acre tract and that 2.100 acre tract conveyed to Hamilton Hotels, LLC by deed of record in Instrument Number 201406270082310, a distance of 732.96 feet to a point;

Thence South $45^{\circ} 14' 00''$ West, crossing said 7.163 acre tract, a distance of 539.92 feet to a point;

Thence South $50^{\circ} 18' 06''$ West, continuing across said 7.163 acre tract, distance of 32.40 feet to a point;

Thence North $86^{\circ} 12' 07''$ West, continuing across said 7.163 acre tract, a distance of 364.61 feet to the TRUE POINT OF BEGINNING, containing 5.40 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Right-of-Way Acquisition
1.489 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 2, Range 17, United States Military District, being out of that original 7.163 acre tract conveyed to Easton Innkeepers, LLC of record in Instrument Number 201402210021659, (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted) and being more particularly described as follows:

BEGINNING at FCGS Monument Number 5253 found marking the original southeast corner of said 7.163 acre tract and the southeast corner of a highway easement granted to County of Franklin of record in Deed Book 1357, Page 495, the same being the centerline intersection of Morse Road with the old centerline of Sunbury Road;

Thence North 86° 13' 51" West, along said Morse Road centerline, the same being the original south line of said 7.163 acre tract, 54.04 feet to FCGS Monument Number 5252 found at the current centerline for said Sunbury Road;

Thence North 86° 12' 07" West, continuing along said centerline, the same being said original south line, 432.73 feet to a mag nail set at the original southwest corner of said 7.163 acre tract and the southwest corner of said county highway easement, the same being the southeast corner of that 0.819 acre tract conveyed to City of Columbus of record in Deed Book 1839, Page 144, said mag nail set being South 86° 12' 07" East, along said centerline, 467.28 feet from FCGS Monument Number 5256;

Thence North 05° 27' 59" East, along the common line between said 7.163 acre and 0.819 acre tracts, 55.02 feet to an iron pin set at the southwest corner of that 0.083 acre tract conveyed to City of Columbus of record in Official Record 31460A04;

Thence South 86° 12' 07" East, along a common line between said 7.163 acre and 0.083 acre tracts, 356.53 feet to a mag nail set at a common corner thereof;

Thence North 50° 17' 12" East, along a common line between said 7.163 acre and 0.083 acre tracts, 14.52 feet to an iron pin set at a common corner thereof;

Thence North 86° 12' 07" West, along a common line between said 7.163 acre and 0.083 acre tracts, 366.77 feet to an iron pin set at a common corner thereof, in the east line of said 0.819 acre tract;

Thence North 05° 27' 59" East, along the common line between said 7.163 acre and 0.819 acre tracts, 15.01 feet to an iron pin set;

Thence South 86° 12' 07" East, across said 7.163 acre tract, 364.61 feet to an iron pin set in the west right-of-way line of said Sunbury Road as established by Road Record 18, Page 124 on file at the Franklin County Engineer's Office;

Thence North 50° 18' 06" East, across said 7.163 acre tract and along said west right-of-way line per Road Record 18, Page 124, 32.40 feet to an iron pin set;

Thence North 45° 14' 00" East, across said 7.163 acre tract, 539.92 feet to an iron pin set in the common line between said 7.163 acre tract and that 2.100 acre tract conveyed to Hamilton Hotels, LLC of record in Instrument Number 201406270082310;

Thence South 86° 08' 48" East, along the common line between said 7.163 acre and 2.100 acre tracts, 6.37 feet to a 3/4 inch iron pipe found at the common corner between said 7.163 acre tract, said 2.100 acre tract, that 0.037 acre tract conveyed to City of Columbus of record in Official Record 30577D08 and that 0.153 acre tract conveyed to City of Columbus of record in Official Record 31460A04;

Thence South 45° 26' 13" West, along a common line between said 7.163 acre and 0.153 acre tracts, 296.10 feet to a 3/4 inch iron pipe capped "7687" found;

Thence South 45° 17' 36" West, along a common line between said 7.163 acre and 0.153 acre tracts, 208.47 feet to a 3/4 inch iron pin found at a common corner thereof;

Right-of-Way Acquisition

1.489 Acres

-2-

Thence North 50° 18' 06" East, along a common line between said 7.163 acre and 0.153 acre tracts, 186.67 feet to an iron pin set, being an angle point in the highway easement granted to County of Franklin of record in Deed Book 882, Page 594;

Thence North 45° 14' 00" East, along a common line between said 7.163 acre and 0.153 acre tracts, 332.04 feet to an iron pin set at a common corner thereof, the same being a corner to said 0.037 acre and 2.100 acre tracts and said county highway easement;

Thence South 86° 08' 48" East, along the original north line of said 7.163 acre tract, the same being a south line of said 2.100 acre tract, 39.98 feet to a mag nail set in the centerline of said Sunbury Road, the same being the original northeast corner of said 7.163 acre tract and a southeast corner of said 2.100 acre tract;

Thence South 45° 14' 00" West, along said centerline of Sunbury Road, an original east line of said 7.163 acre tract, 353.11 feet to FCGS Monument 5257 found;

Thence South 24° 59' 30" West, along the old centerline of said Sunbury Road, an original east line of said 7.163 acre tract, 259.83 feet to the POINT OF BEGINNING, containing 1.489 acres, more or less, inclusive of the present right-of-way which occupies 1.358 acres.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

216-041

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). A bearing of North 86° 12' 07" West was held for the centerline of Morse Road between county monuments FCGS 5252 and FCGS 5256.

This description was prepared using documents of record, prior plats of survey, observed evidence located by an actual field survey, in May 2016, and previous surveys by EMHT Inc. from December 2005 and July 2009.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

JCD:iep
I_489 ac 20160561-VS-BNDY-RW.doc



City of Columbus Zoning Plat



Z16-041

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010242734

Zoning Number: 4841

Street Name: SUNBURY RD

Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY, INC (DAVE PERRY)

Issued By: *Radhika Umariam*

Date: 4/29/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

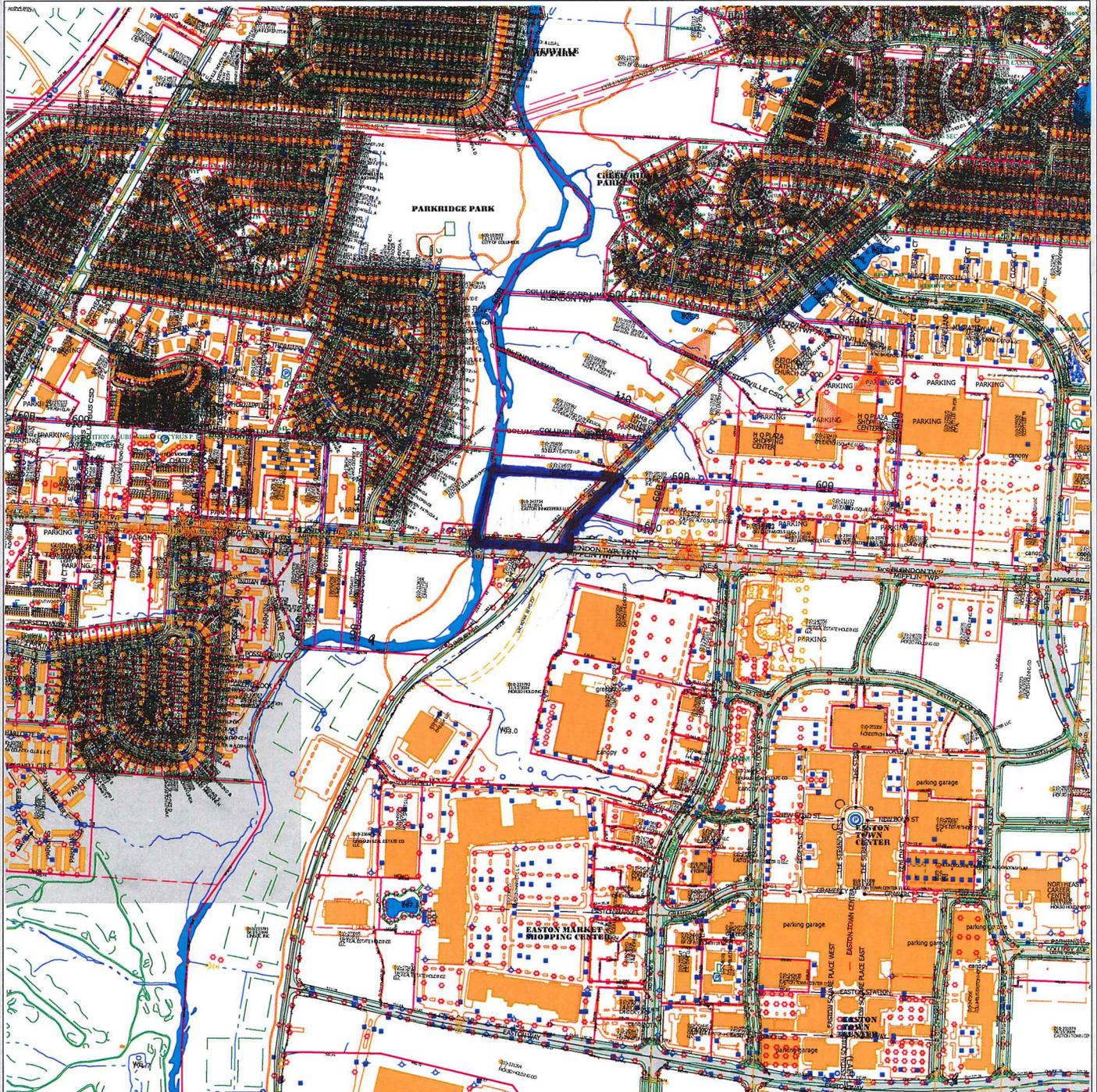
SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 63155



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N DATE: 6/20/16

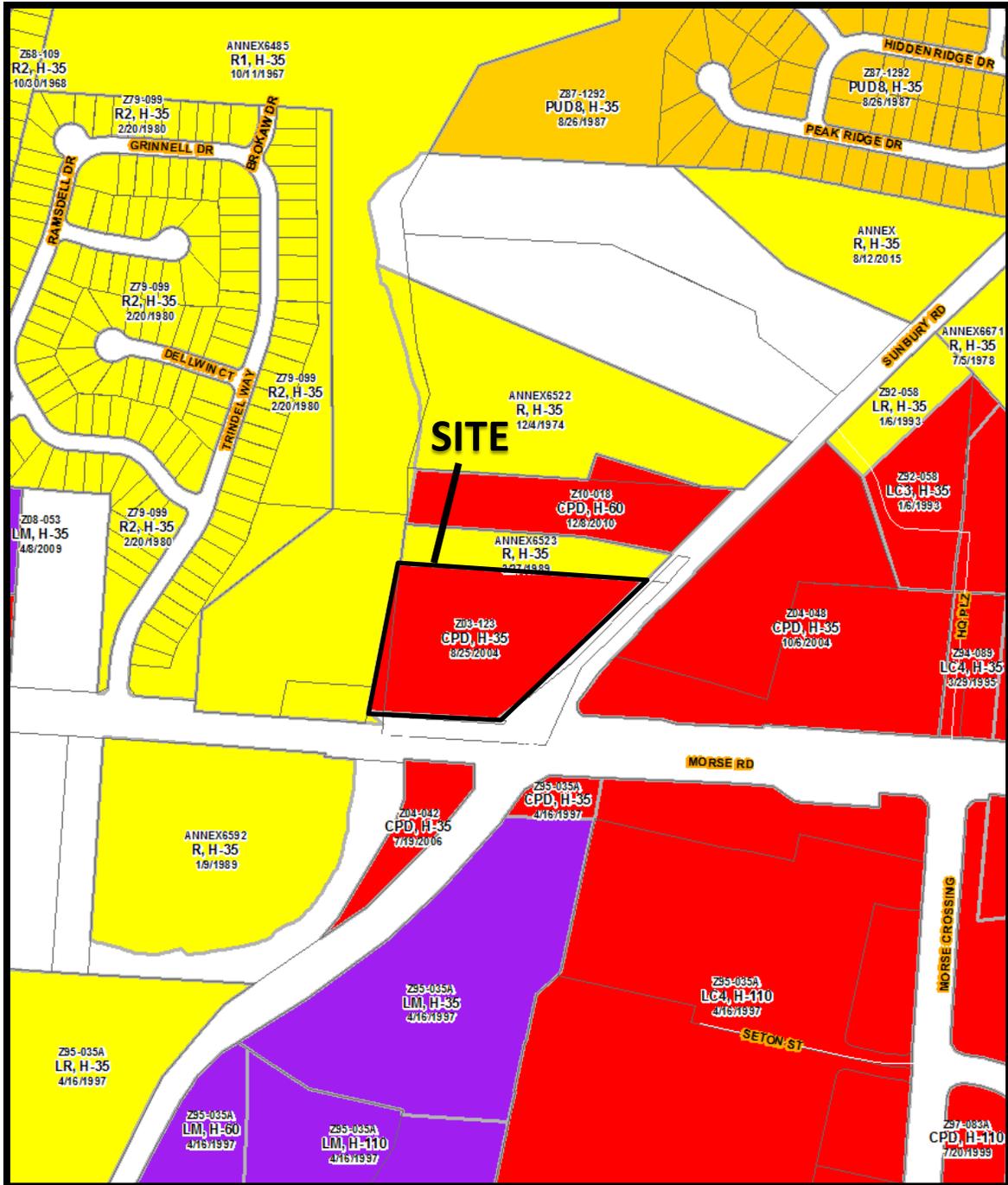


Disclaimer

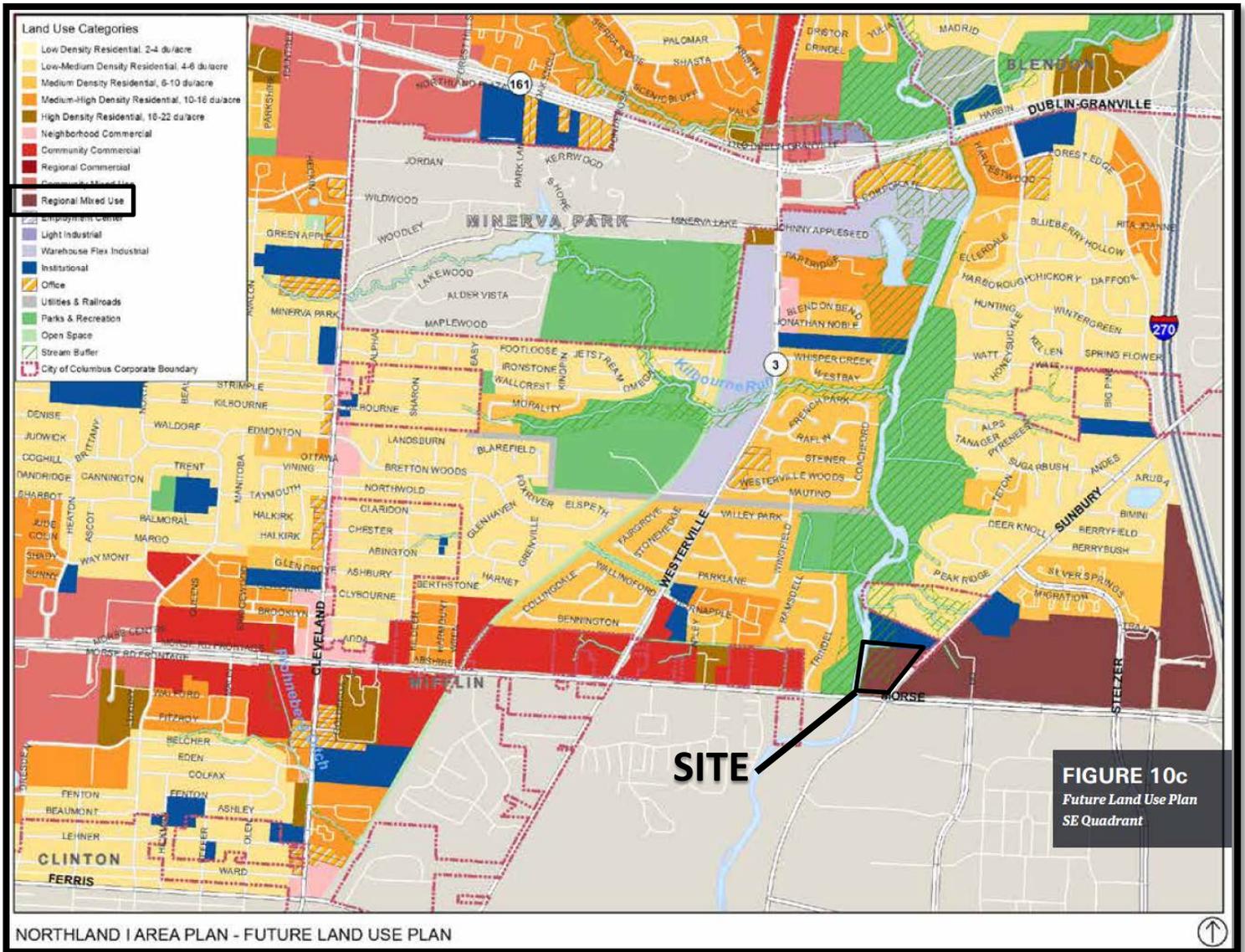
Scale = 1000



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



Z16-041
 4841 Sunbury Road
 Approximately 5.4 Acres
 CPD to CPD



Z16-041
 4841 Sunbury Road
 Approximately 5.4 Acres
 CPD to CPD



Z16-041
4841 Sunbury Road
Approximately 5.4 Acres
CPD to CPD