

**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 #: 216-06A  
Date Received: 11/11/16  
Application Accepted By: SP+TD+KIP Fee: \$3,960  
Comments: Assigned to Kelsey Priebe; Kpriebe@columbus.gov; 614-645-1341

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 471 Norton Road Zip 43119

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 570-110624

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

Current Zoning District(s) LAR12 (Z04-075) and ARLD (Z69-099) Requested Zoning District(s) I - Institutional

Area Commission Area Commission or Civic Association: Westland Area Commission

Proposed Use or reason for rezoning request: Nursing Home

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 12.759

[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Laurel of West Columbus Real Estate, LLC c/o Donald Plank, Plank Law Firm

Address 423 E. Town St., FL 2 City/State Columbus, OH Zip 43215

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

**PROPERTY OWNER(S):**

Name Crossroads Group LLC

Address 4876 Brecksville Rd., FL 2 City/State Richfield, OH Zip 44286

Phone # (330) 409-9101 Fax # \_\_\_\_\_ Email mike@crossroads-group.com

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 423 E. Town St., FL 2 City/State Columbus, OH Zip 43215

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

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

APPLICANT SIGNATURE Laurel of West Columbus Real Estate, By: *Donald Plank attorney*

PROPERTY OWNER SIGNATURE Crossroads Group LLC, By: *Donald Plank attorney*

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 # 216-069

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank  
of (1) MAILING ADDRESS Plank Law Firm, 423 E. Town St, FL 2, Columbus, OH 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 471 Norton Road  
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) 11/1/16

(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) Crossroads Group LLC  
4876 Brecksville Rd., FL 2  
Richfield, OH 44286

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

Laurel Health Care Company c/o Donald Plank  
(614) 947-8600

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

(5) Westland Area Commission  
c/o Mike McKay  
6336 Clover Meadow Court  
Galloway, OH 43119

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) Donald Plank

Subscribed to me in my presence and before me this

1<sup>st</sup> day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

\_\_\_\_\_

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



Christopher R. Kessler, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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**EXHIBIT A, Public Notice**

**471 Norton Road**

216-069

**November 1, 2016**

**APPLICANT**

Laurel Healthcare Company  
c/o Donald Plank, Plank Law Firm  
423 E. Town St., FL 2  
Columbus, OH 43215

**PROPERTY OWNER**

Crossroads Group LLC  
c/o Donald Plank, Plank Law Firm  
423 E. Town St., FL 2  
Columbus, OH 43215

**ATTORNEY**

Donald Plank, Plank law Firm  
423 E. Town Street, FL 2  
Columbus, OH 43215

**COMMUNITY GROUP:**

Westland Area Commission  
c/o Mike McKay  
6336 Clover Meadow Court  
Galloway, OH 43119

**PROPERTY OWNERS WITHIN 125 FEET**

David Roth  
522 North Rd.  
Galloway, OH 43119

Bishop Edward J. Herrmann  
434 Norton Rd.  
Columbus, OH 43228

BRG Eaglecrest LLC  
7265 Kinwood Rd., Suite 111  
Cincinnati, OH 45236

Kathy Owens & Vincenzo Cordi  
5661 Morningstar Dr.  
Galloway, OH 43119

Wanda Owens  
5653 Morningstar Dr.  
Galloway, OH 43119

Jeffery & Shannon Henry  
440 Wild Stallion Dr.  
Galloway, OH 43119

Kevin Bates  
432 Wild Stallion Dr.  
Galloway, OH 43119

Michael & Donita George  
424 Wild Stallion Dr.  
Galloway, OH 43119

Malorie Kulp  
412 Wild Stallion Dr.  
Galloway, OH 43119

Pheng Sok  
400 Wild Stallion Dr.  
Galloway, OH 43119

Sean & Angela Hays  
388 Wild Stallion Dr.  
Galloway, OH 43119

Brandon & Katherine Yake  
380 Wild Stallion Dr.  
Galloway, OH 43119

216-069

Edward Kindler  
372 Wild Stallion Dr.  
Galloway, OH 43119

Matthew & Kira Drake  
364 Wild Stallion Dr.  
Galloway, OH 43119

Stephen & Mary Lyons  
5553 High Arbor Dr.  
Galloway, OH 43119

Joseph Thomas  
5545 High Arbor Dr.  
Galloway, OH 43119

Salhuddin Sabir  
5537 High Arbor Dr.  
Galloway, OH 43119

Johnson & Alesia James  
359 Charing Cross St.  
Galloway, OH 43119

Bank Street Partners  
1335 Dublin Rd.  
Columbus, OH 43215

Norton Road Cemetery Inc.  
5850 Venture Dr., Ste. B  
Dublin, OH 43017

Kathleen Mundy  
5495 Gabriels Landing Dr.  
Galloway, OH 43119

Amy McKitrick  
5499 Gabriels Landing Dr.  
Galloway, OH 43119

Giovanni & Carmen Mandriotti  
5503 Gabriels Landing Dr.  
Galloway, OH 43119

Karen Lawson  
5507 Gabriels Landing Dr.  
Galloway, OH 43119

Bret Caudill  
5511 Gabriels Landing Dr.  
Galloway, OH 43119

Rebecca Bohlen  
5506 Gabriels Landing Dr.  
Galloway, OH 43119

Forest Stocker  
5515 Gabriels Landing Dr.  
Galloway, OH 43119

Ahmed Bramli  
5502 Gabriels Landing Dr.  
Galloway, OH 43119

Clarice Williams  
5498 Gabriels Landing Dr.  
Galloway, OH 43119

Dallas & Kristina Slagle  
5494 Gabriels Landing Dr.  
Galloway, OH 43119

Marcos DeSouza  
5566 Gabriels Landing Dr.  
Galloway, OH 43119

Deborah Smith  
5562 Gabriels Landing Dr.  
Galloway, OH 43119

Robert McSweeney  
5558 Gabriels Landing Dr.  
Galloway, OH 43119

Jordan Keiser  
5554 Gabriels Landing Dr.  
Galloway, OH 43119

**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 # 216-069

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 423 E. Town St., FL 2, Columbus, OH 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

<p>1. Mohammad Qazi 8181 Worthington Rd. Westerville, OH 43082 (614) 794-8800 Number of Columbus based employees: 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

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 1<sup>st</sup> day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*CC*

My Commission Expires:



Christopher R. Kessler, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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

Notary Seal Here

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# City of Columbus Zoning Plat



## 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: 570110624

Zoning Number: 471

Street Name: NORTON RD

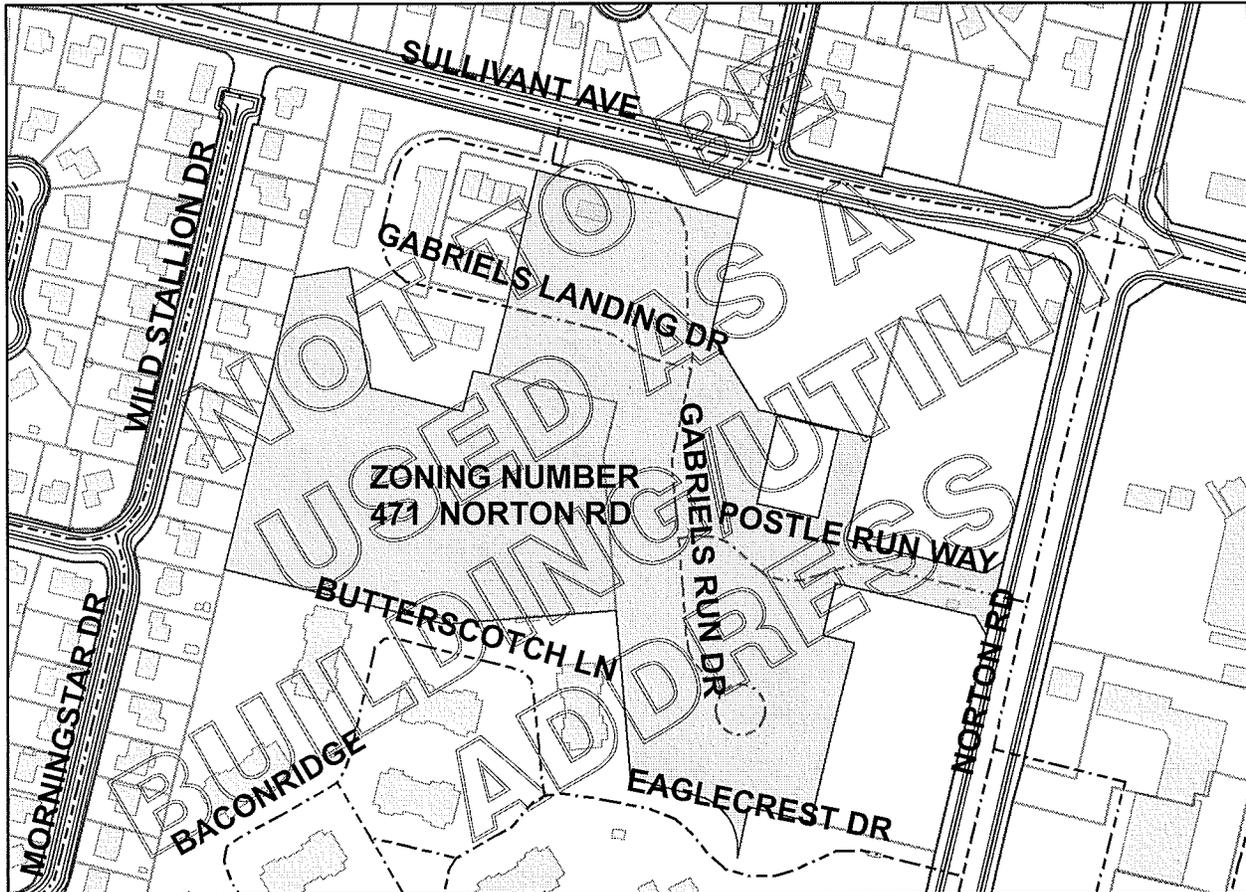
Lot Number: N/A

Subdivision: N/A

Requested By: PLANK LAW FIRM, LPA (CHRISTOPHER KESSLER)

Issued By: *Adyana Amariam*

Date: 10/28/2016



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 77881

216-069

**LEGAL DESCRIPTION**  
**570-110624-00 (7.653 acres)**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 1474, being part of the 12.836 acre tract conveyed to Portrait Homes-Gabriel's Landing LLC by deed of record in Instrument Number 200506150116502, and part of the 4.910 acre tract conveyed to Portrait Homes-Gabriel's Landing LLC by deed of record in Instrument Number 200506150116504, (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 Franklin County Geodetic Survey Monument Number 7715 found at the intersection of the old northerly right-of-way line of Sullivant Avenue with the centerline of Norton Road, being the northeasterly corner of the 3.496 acre tract conveyed to the City of Columbus, by deed of record in Deed Book 3095, page 365; Thence South 13 deg 29' 39" West, with the centerline of said Norton Road, and the easterly line of said 3.496 acre tract, a distance of 540.59 feet to a point; Thence North 76 deg 30' 21" West, across the right-of-way of Norton Road and that 0.095 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 200312310406754, a distance of 50.00 feet to an iron pin set on the westerly line of said 0.095 acre tract and said westerly right-of-way line, being the TRUE POINT OF BEGINNING;

Thence South 13 deg 29' 39" West, with the easterly line of said 12.836 and 4.910 acre tracts, a distance of 120.00 feet to an iron pin set; Thence across said 4.910 acre tract, the following courses and distances:

North 31 deg 23' 18" West, a distance of 35.43 feet to an iron pin set; North 76 deg 16' 15" West, a distance of 223.00 feet to an iron pin set; South 13 deg 43' 45" West, a distance of 85.00 feet to an iron pin set; South 76 deg 16' 15" East, a distance of 50.00 feet to an iron pin set; South 13 deg 43' 45" West, a distance of 288.11 feet to an iron pin set in the line common to said 4.910 acre tract and the remainder of the original 16.618 acre tract conveyed to Eagle Crest Management Group LLC by deed of record in Instrument Number 200110110235451; Thence with the lines common to said 4.910 acre tract and the remainder of said original 16.618 acre tract, the following courses and distances:

North 76 deg 35' 23" West, a distance of 99.06 feet to a 5/8-inch iron rebar found; South 13 deg 24' 37" West, a distance of 84.25 feet to an iron pin set; With the arc of a curve to the left, having a central angle of 89 deg 59' 52", a radius of 85.51 feet, an arc length of 134.41 feet, and a chord which bears North 31 deg 35' 22" West, a chord distance of 120.92 feet, to a 3/4" iron pipe found; North 76 deg 35' 23" West, a distance of 105.80 feet, to a 5/8-inch iron rebar found; Thence North 05 deg 15' 39" West, with the westerly lines of said 4.910 and 12.836 acre tracts, and the easterly lines of the remainder of said original 16.618 acre tract and the 5.106 acre tract conveyed to Zuro Properties LLC by deed of record in Instrument Number 200311190370661, a distance of 505.16 feet to an iron pin set; Thence with the lines common to said 12.836 and 5.106 acre tracts, the following courses and distances:

North 13 deg 48' 46" East, a distance of 84.00 feet to an iron point set; North 76 deg 11' 14" West, a distance of 203.69 feet to an iron pin set in the southeasterly corner of Gabriel's Landing Condominium First Amendment of record in Condominium Plat Book 189, page 94; Thence North 13 deg 48' 46" East, with a westerly line of said 12.836 acre tract, the easterly line of said Gabriel's Landing Condominium First Amendment and Gabriel's Landing Condominium Second Amendment Part 2 of record in Condominium Plat Book 199, page 60, a distance of 224.83 feet to an iron pin set; Thence North 76 deg 18' 49" West, with the line common to said 12.836 acre tract and said Gabriel's Landing Condominium Second Amendment Part 2, a distance of 123.34 feet to an iron pin set at the northwesterly corner of said Gabriel's Landing Condominium Second Amendment Part 2, being the westerly line of Gabriel's Landing Condominium of record in Condominium Plat Book 176, page 83; Thence with the lines

common to said 12.836 acre tract and said Gabriel's Landing Condominium, the following courses and distances:

North 13 deg 52' 49" East, a distance of 105.56 feet to an iron pin set; South 76 deg 07' 11" East, a distance of 158.99 feet to an iron pin set; North 14 deg 07' 54" East, a distance of 59.95 feet to an iron pin set on the line common to said 12.836 and 3.496 acre tracts, being in the southerly right-of-way line of said Sullivant Avenue; Thence South 76 deg 06' 12" East, with said line common to said 12.836 and 3.496 acre tracts and said southerly right-of-way lines, a distance of 288.37 feet to an iron pin set at the common corner of said 12.836 acre tract and that 2.472 acre tract as conveyed to Bank Street Partners by deed of record in Instrument Number 200609150184425; Thence with the line common to said 12.836 and 2.472 acre tracts, the following courses and distances:

South 13 deg 41' 11" West, a distance of 243.51 feet to an iron pin set; South 31 deg 53' 09" East, a distance of 141.49 feet to an iron pin set; South 76 deg 16' 15" East, a distance of 181.97 feet, to an iron pin on the westerly line of that 2.017 acre tract as conveyed to Bank Street Partners by deed of record in Instrument Number 200609150184425; Thence with the line common to said 12.836 and 2.017 acre tracts, the following courses and distances:

South 13 deg 43' 45" West, a distance of 165.00 feet to an iron pin set; South 76 deg 16' 15" East, a distance of 222.71 feet to an iron pin set; North 58 deg 36' 42" East, a distance of 35.28 feet to the TRUE POINT OF BEGINNING, containing 8.669 acres of land, more or less.

EXCEPTING THEREFROM the following 0.321 acre tract as conveyed by Portrait Home – Gabriel's Landing, LLC to Norton Road Cemetery Inc. by Instrument No. 200509300205228 and more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 1474, being part of the 12.836 acre tract conveyed to Portrait Homes-Gabriel's Landing LLC by deed of record in Instrument Number 200506150116502, (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 Franklin County Geodetic Survey Monument Number 7715 found at the intersection of the old northerly right-of-way line of Sullivant Avenue with the centerline of Norton Road, being the northeasterly corner of the 3.496 acre tract conveyed to the City of Columbus by deed of record in Deed Book 3095, page 365; Thence South 13 deg 29' 39" West, a distance of 208.92 feet, with the centerline of said Norton Road, and the easterly line of said 3.496 acre tract, to a point; Thence North 76 deg 30' 21" West, a distance of 50.00 feet, to an iron pin set at a common corner of said 12.836 acre tract, the remainder of the original 0.504 acre tract conveyed to Jerry L. and Ruth H. Billman by deed of record in Official Record 25815E02, and the 0.028 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 200311250376773, and the 0.095 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 200312310406754, being in the westerly right-of-way line of said Norton Road; Thence South 13 deg 29' 39" West, a distance of 194.39 feet, with the easterly line of said 12.836 acre tract, and said westerly right-of-way line to a point; Thence North 76 deg 30' 21" West, a distance of 298.34 feet, across said 12.836 acre tract, to a ¾-inch iron pipe found at the TRUE POINT OF BEGINNING; The following courses and distances continuing across said 12.836 acre tract:

South 13 deg 26' 37" West, a distance of 140.01 feet, to a ¾-inch iron pipe found; North 76 deg 31' 37" West, a distance of 100.00 feet, to a ¾-inch iron pipe found; North 13 deg 26' 28" East, a distance of 139.98 feet, to a ¾-inch iron pipe found; South 76 deg 32' 39" East, a distance of 100.01 feet, to the TRUE POINT OF BEGINNING, containing 0.321 acre of land, more or less, leaving a net acreage of 8.348 acres, more or less; 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. Bearings are based on the Ohio State Plane Coordinate System, NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments Bolton & Bolton Azimuth, having a bearing between them of South 56 deg 33' 19" East, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

ALSO EXCEPTING THEREFROM the following 0.298 acre tract as described in the Third Amendment to Declaration of Condominium of Gabriel's Landing Condominium by Instrument No. 200908140119428 and more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 1474, being part of the 8.348 acre tract conveyed to Louisville Realty Corporation by deed of record in Instrument Number 200903190038702, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at the northwesterly corner of "Gabriel's Landing Condominium Second Amendment Part 2" of record in Condominium Plat Book 199, page 60, an easterly line of "Gabriel's Landing Condominium" of record in Condominium Plat Book 176, page 83; Thence North 13 deg 52' 49" East, with the easterly line of said "Gabriel's Landing Condominium", a distance of 105.56 feet to a point; Thence South 76 deg 07' 11" East, with a southerly line of said "Gabriel's Landing Condominium", a distance of 123.21 feet to a point; Thence South 13 deg 48' 46" West, across said 8.348 acre tract, a distance of 105.14 feet to a point; North 76 deg 18' 49" West, with the northerly line of said "Gabriel's Landing Condominium Second Amendment Part 2", a distance of 123.32 feet to the POINT OF BEGINNING, and containing 0.298 acre of land, more or less, and being out of Auditor's Parcel Number 570-110624. 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. Bearings are based on the Ohio State Plane Coordinate System, NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments Bolton & Bolton Azimuth, having a bearing between them of South 56 deg 33' 19" East, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

ALSO EXCEPTING THEREFROM the following 0.397 acre tract as described in the Third Amendment to Declaration of Condominium of Gabriel's Landing Condominium by Instrument No. 200908140119428 and more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 1474, being part of the 8.348 acre tract conveyed to Louisville Realty Corporation by deed of record in Instrument Number 200903190038702, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at a northwesterly corner of said 8.348 acre tract, at a northeasterly corner of "Gabriel's Landing Condominium" of record in Condominium Plat Book 176, page 83, a southerly line of that 3.496 acre tract conveyed to the City of Columbus by deed of record in Deed Book 3095, page 365, being the southerly right-of-way line of Sullivant Avenue (width varies); Thence South 76 deg 06' 12" East, with the southerly line of said 3.496 acre tract, the southerly right-of-way line of said Sullivant Avenue, a distance of 288.36 feet to an iron pin set at a northwesterly corner of that 2.472 acre tract conveyed to Bank Street Partners by deed of record in Instrument Number 200609150184425; Thence South 13 deg 41' 11" West, with the westerly line of said 2.472 acre tract, a distance of 59.87 feet to an iron pin set; Thence North 76 deg 07' 11" West, across said 8.348 acre tract, a distance of 288.83 feet to a southeasterly corner of said "Gabriel's Landing Condominium"; Thence North 14 deg 07' 54" East, with an easterly line of said "Gabriel's Landing Condominium", a distance of 59.95 feet to the POINT OF

BEGINNING, and containing 0.397 acre of land, more or less, and being out of Auditor's Parcel Number 570-110624. 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. Bearings are based on the Ohio State Plane Coordinate System, NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments Bolton & Bolton Azimuth, having a bearing between them of South 56 deg 33' 19" East, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

PPN: 570-110624-00

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING A PART OF THE 16.618 ACRE PARCEL 1 CONVEYED TO THE EAGLE CREST MANAGEMENT GROUP LLC, BY DEED OF RECORD IN INSTRUMENT NUMBER 200110110235451, ALL REFERENCES BEING TO RECORDS IN THE FRANKLIN COUNTY, OHIO, RECORDER'S OFFICE, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN IN THE NORTHWEST CORNER OF SAID PARCEL I, SAID IRON PIN ALSO BEING THE SOUTHWEST CORNER OF A 12.933 ACRE TRACT CONVEYED TO THE FOREST PARK GROUP BY DEED OF RECORD IN OFFICIAL RECORD VOLUME 01264, PAGE A04, AND A POINT IN THE EAST LINE OF THE GREENE COUNTRIES SUBDIVISION PLATTED IN PART IN PLAT BOOK 66, PAGE 39, PLAT BOOK 68, PAGE 48 AND PLAT BOOK 71, PAGE 7;

THENCE NORTH 76° 26' 00" EAST, A DISTANCE OF 86.77 FEET TO A POINT;

THENCE SOUTH 13° 34' 00" EAST, A DISTANCE OF 193.54 FEET TO A POINT;

THENCE SOUTH 79° 14' 10" EAST, A DISTANCE OF 151.78 FEET TO A POINT;

THENCE NORTH 10° 45' 50" EAST, A DISTANCE OF 65.00 FEET TO A POINT;

THENCE SOUTH 79° 14' 10" EAST, A DISTANCE OF 230.00 FEET TO A POINT;

THENCE SOUTH 10° 45' 50" WEST, A DISTANCE OF 84.00 FEET TO A POINT;

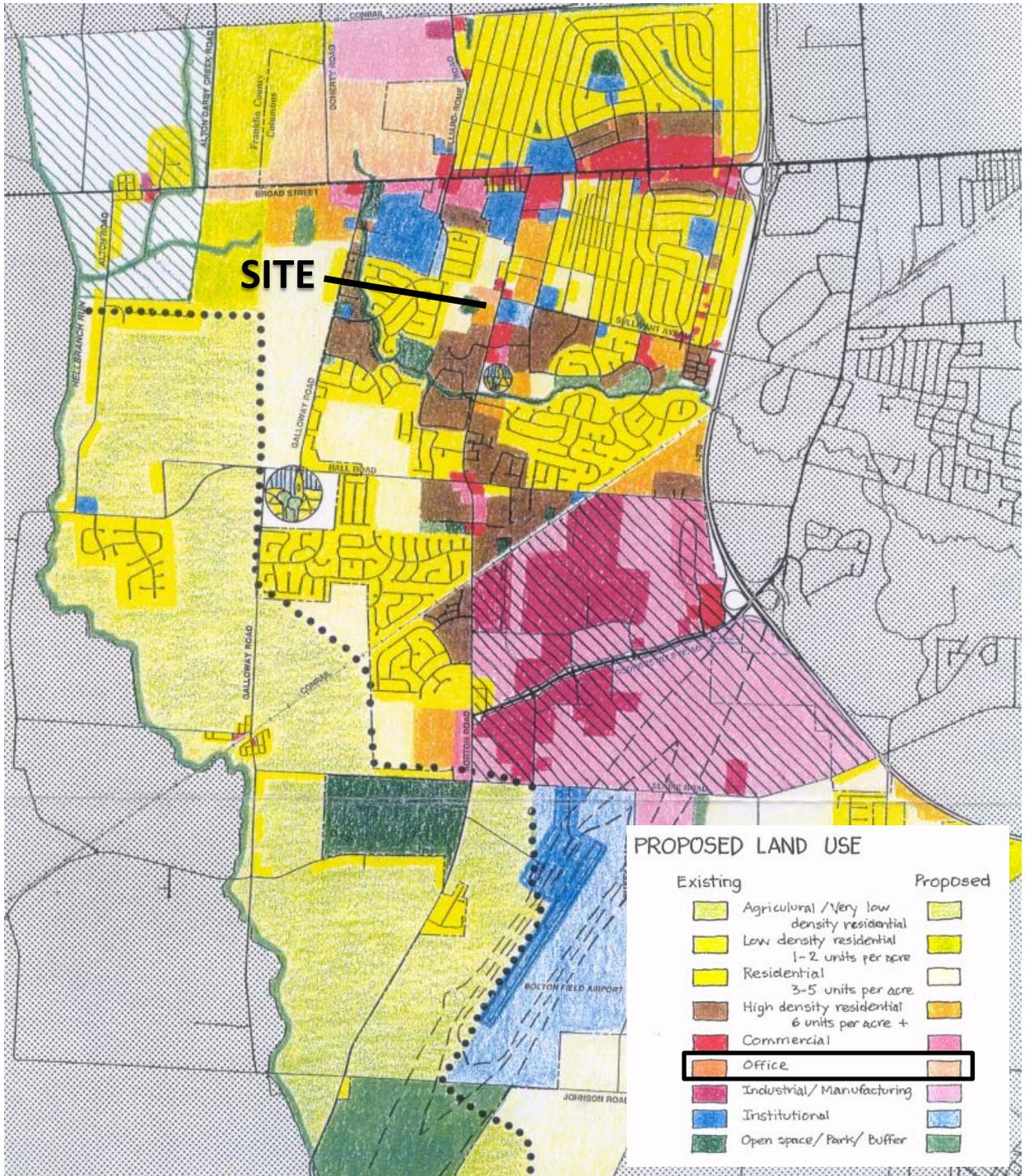
THENCE SOUTH 08° 18' 35" EAST, A DISTANCE OF 245.16 FEET TO A POINT PASSING A FOUND IRON PIN AT THE NORTHWEST CORNER OF A 5.000 ACRE TRACT CONVEYED TO JEPE INC., BY DEED OF RECORD IN INSTRUMENT NUMBER 199803230065206 AT A DISTANCE OF 102.13 FEET;

THENCE SOUTH 81° 41' 25" WEST, A DISTANCE OF 269.90 FEET TO A POINT;

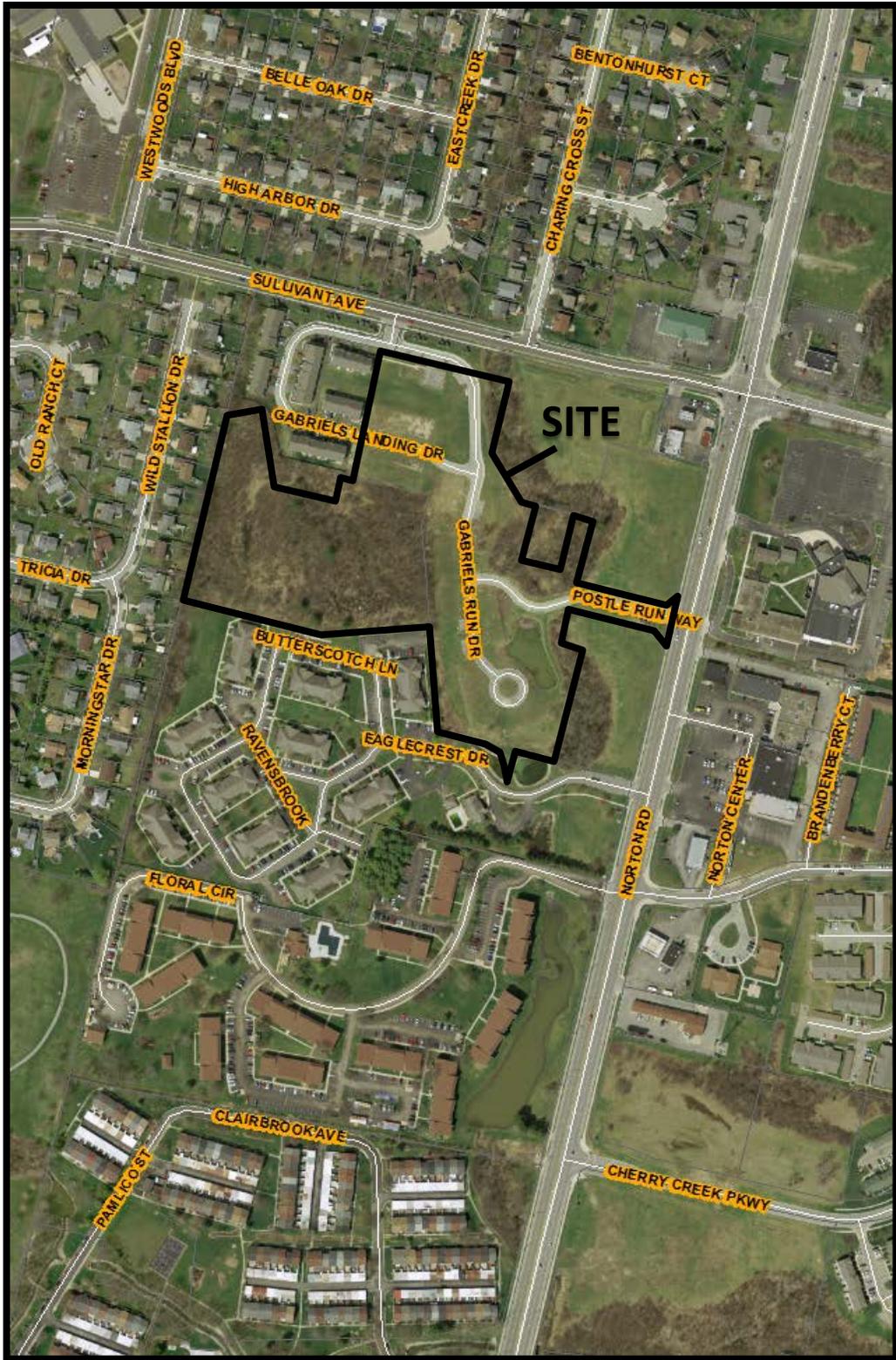
THENCE NORTH 79° 40' 53" WEST, A DISTANCE OF 361.86 FEET TO A POINT OF BEGINNING IN THE WEST LINE OF SAID PARCEL I AND THE EAST LINE OF SAID SUBDIVISION,

THENCE NORTH 10° 19' 07" EAST, A DISTANCE OF 482.33 FEET TO THE POINT OF BEGINNING, CONTAINING 5.106 ACRES, MORE OR LESS.





Z16-069  
 471 Norton Road  
 Approximately 12.76 acres  
 LAR12, ARLD to I



Z16-069  
471 Norton Road  
Approximately 12.76 acres  
LAR12, ARLD to I