

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 #: 215-010
Date Received: 3/3/15
Application Accepted By: SP Fee: \$6400
Comments: Assigned to Shannon Pine 645-2208 spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 9440 S. Old State Road, Columbus, OH Zip 43235
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 31834402001000
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) L-AR 12 ~~I-Industrial~~ Requested Zoning District(s) L-AR12
R-RURAL
Area Commission Area Commission or Civic Association: Far North Columbus Communities Coalition
Proposed Use or reason for rezoning request: Multi-family development
(continue on separate page if necessary)
Proposed Height District: 35 Acreage 10.089
[Columbus City Code Section 3309.14]

APPLICANT:

Name Tom Bell Properties, Ltd
Address P.O. Box 819 City/State Dublin, OH Zip 43017
Phone # 614.761.7500 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Polaris Enclave, LLC
Address P.O. Box 819 City/State Dublin, OH Zip 43017
Phone # 614.761.7500 Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Michael T. Shannon
Address 500 S. Front St., Ste. 1200 City/State Columbus, OH Zip 43215
Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

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 # 215-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael T. Shannon
of (1) MAILING ADDRESS 500 S. Front St., Ste. 1200, 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 9440 S. Old State Road, Columbus, OH 43235
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) 3/3/2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Polaris Enclave, LLC
P.O. Box 819
Dublin, OH 43017

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

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

Tom Bell Properties, Ltd.
614.761.7500

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

(5) Far North Columbus Communities Coalition
Attn: Jim Palmisano, Pres.
P.O. Box 66, Lewis Center, OH 43035

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) Michael T. Shannon

Subscribed to me in my presence and before me this 3rd day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) CAROL A. STEWART

My Commission Expires:

NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

Notary Seal Here
This Affidavit expires six months after date of notarization.



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215-010

AFFIDAVIT
9440 S. Old State Road
ATTACHMENT:

Property Owners

Korean Presbyterian Church of Columbus
9480 S. Old State Road
Lewis Center, Ohio 43035

Chandresh Patel
775 Sanville Drive
Lewis Center, Ohio 43035

Wynstone Homeowners
Association, Inc.
Post Office Box 160
Lewis Center, Ohio 43035

Alfredo J & Maria C Moleiro
767 Sanville Drive
Lewis Center, Ohio 43035

Hilman Hum
759 Sanville Drive
Lewis Center, Ohio 43035

Marc Miller
751 Sanville Drive
Lewis Center, Ohio 43035

David P & Laura M Wells
743 Sanville Drive
Lewis Center, Ohio 43035

Ian & Heather McCloskey
735 Sanville Drive
Lewis Center, Ohio 43035

Minaxi Patel
727 Sanville Drive
Lewis Center, Ohio 43035

Lin Xi & Mao Ting
719 Sanville Drive
Lewis Center, Ohio 43035

Aaron & Lindy Beck
711 Sanville Drive
Lewis Center, Ohio 43035

Dennis & Oshobe Sampsell
703 Sanville Drive
Lewis Center, Ohio 43035

James Collins
695 Sanville Drive
Lewis Center, Ohio 43035

Mandava & Gunnal Nimisha
687 Sanville Drive
Lewis Center, Ohio 43035

Cathleen Gordon
679 Sanville Drive
Lewis Center, Ohio 43035

Chara Spears
671 Sanville Drive
Lewis Center, Ohio 43035

Matthew & Dianna Trader
663 Sanville Drive
Lewis Center, Ohio 43035

Matthew & Angela Woessner
655 Sanville Drive
Lewis Center, Ohio 43035

Allison & Ross Babbert
647 Sanville Drive
Lewis Center, Ohio 43035

Mark & Belinda Quisenberry
639 Sanville Drive
Lewis Center, Ohio 43035

Kim Gi & Jennifer Lefkovitz
631 Sanville Drive
Lewis Center, Ohio 43035

William & Jennifer Elliott
623 Sanville Drive
Lewis Center, Ohio 43035

Anne Belshaw
615 Sanville Drive
Lewis Center, Ohio 43035

Charlton Ellis, Jr.
607 Sanville Drive
Lewis Center, Ohio 43035

Joyce Albright
599 Sanville Drive
Lewis Center, Ohio 43035

Amie Freed
591 Sanville Drive
Lewis Center, Ohio 43035

Sean Snyder
583 Sanville Drive
Lewis Center, Ohio 43035

Allison Baker
575 Sanville Drive
Lewis Center, Ohio 43035

Kusuma Madhavaram
Srinath Potlapalli
567 Sanville Drive
Lewis Center, Ohio 43035

Banc One Management Corp.
Post Office Box 810490
Wichita Falls, TX 76307

City of Columbus
Real Estate Management Office
90 W. Broad Street
Columbus, Ohio 43215

Z15-010

Industry Consulting Group, Inc.
Post Office Box 8265
Wichita Falls, TX 76307

Polaris Enclave, LLC
Post Office Box 819
Dublin, Ohio 43017

City of Columbus
Real Estate Management Office
90 W. Broad Street
Columbus, Ohio 43215

Riverbend Homeowners Assoc.
c/o Sterling Realty Association
777-A Dearborn Park LN.
Worthington, Ohio 43085

Subcarrier Communications, Inc.
139 White Oak LN
Old Bridge, NJ 08857

American Electric Power
Tax Department
1 Riverside Plaza
Columbus, Ohio 43215

Korean Church of Columbus
9480 Old State Road
Lewis Center, Ohio 43035

ATTORNEY

APPLICANT

OWNER

Michael T. Shannon
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

Tom Bell Properties, Ltd.
Post Office Box 819
Dublin, Ohio 43017

Polaris Enclave, LLC
Post Office Box 819
Dublin, Ohio 43017

OWNER

AREA COMMISSION

Korean Presbyterian Church
Of Columbus
9480 S. Old State Road
Lewis Center, Ohio 43035

Far North Columbus
Communities Coalition
Attn: Jim Palmisano, Pres.
Post Office Box 66
Lewis Center, Ohio 43035

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 # 215-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael T. Shannon
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, 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

1. Tom Bell Properties, Ltd. Post Office Box 819 Dublin, Ohio 43017 614.761.7500	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael T. Shannon

Michael T. Shannon

Subscribed to me in my presence and before me this 3rd day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

CAROL A. STEWART

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES 06/28/2019

My Commission Expires

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

Notary Seal Here



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LIMITATION TEXT

Property Address: 9440 South Old State Road, Columbus, Ohio 43035
Property Size: 10.089 +/- Acres
Current Zoning District: L-AR-12 and R
Proposed Zoning District: L-AR-12
Current Owner: Polaris Enclave, LLC, 9440 South Old State Road, Columbus, Ohio 43035
Korean Presbyterian Church of Columbus, 9480 Old State Road, Columbus, Ohio 43035
Applicant: Bell Properties, Ltd., c/o CRABBE, BROWN & JAMES, LLP, Michael T. Shannon, Esq.; 500 South Front Street, Suite 1200; Columbus, Ohio 43215; mshannon@cbjlawyers.com
Date of text: March 2, 2015
Application Number: 215-010

1. INTRODUCTION

The subject property site ("Site") is located in north Columbus, Ohio, near the intersection of South Old State Road and Polaris Parkway. The Site's address is 9440 South Old State Road, Columbus, Ohio 43035, located on the west side of South Old State Road. The Site is two parcels and measures 10.089 +/- acres in size. The Parcel ID Numbers are 31834402001000 and 31834402003000.

The Site is situated within the City of Columbus boundaries by means of annexation. The Site is within the Orange Township-Columbus City-Olentangy Local School District Tax District [46] and the Olentangy Local School District [2104].

The Site is currently zoned L-AR-12 (H-35) and R (H-35). The Site is bordered on the east (across South Old State Road) by L-M parcels, on the north by R-2 parcels (Wynstone subdivision), on the south by Orange Township PC, Planned Commercial Office District, parcels and on the west by one Annex-Residential-R parcel (telecommunications tower) and R-2 parcels across the railroad tracks.

The Site is currently the Polaris Enclave multi family development and the Korean Presbyterian Church of Columbus.

The Site is not subject to a Commercial Overlay, Graphic Commission, Area Commission, or Planning Overlay. The Site is located within the Far North Columbus Communities Coalition civic group and subject to the Far North Area Plan. The Far North Area Plan recommends Low-Medium density and Institutional uses for the Site.

Applicant proposes rezoning the Site to L-AR-12 for a multi family residential dwelling development. The multi family development will contain a maximum of 110 total units with

private streets, private water service, and public or private sanitary sewers. Each unit will have a one or two car garage. The units will not exceed a maximum height of 35 feet and will stand two stories tall.

Unless otherwise specified herein, the Site will be developed in accordance with the AR-12 district standards of Chapter 3333 of the Columbus City Code.

2. PERMITTED USES - C.C. § 3333.02

i. The Site shall permit all AR-12 uses.

3. DEVELOPMENT STANDARDS - C.C. § 3333.01, et seq.

i. Unless otherwise indicated herein, the development standards of C.C. § 3312 (Off-Street Parking and Loading), § 3321 (General Site Development), and § 3333 (Apartment Districts) shall apply.

A. Density, Height, Lot, and/or Setback Commitments.

i. The Site is currently designated H-35 and the buildings shall be a maximum of two (2) stories in height.

ii. The southern perimeter of parcel 31834402001000 (excluding patios and privacy fences) and the northern perimeter of parcel 31834402003000 (excluding patios and privacy fences) shall maintain a minimum perimeter yard of 15 feet. The Site's remaining perimeter shall maintain a minimum perimeter yard of 25 feet.

iii. The multi-family development will contain a maximum of 110 total units.

B. Access, Loading, Parking and/or other Traffic-Related Commitments.

i. South Old State Road provides access to the Site. However, any and all traffic-related commitments, including access, shall be designated and located to the specifications of the City of Columbus, Department of Public Services.

ii. The Applicant shall provide emergency access to Garrett Street on the northwest perimeter of the site, as requested by the Department of Public Safety Division of Fire, and as shown on the attached site plan. Knock down bollards or other devices approved by the Division of Fire shall be used for emergency access.

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

i. The northern perimeter of parcel 31834402001000 shall contain a 25 ft. green space buffer which will include a 22 ft. tree preservation area measured from the northern property line as

shown on the site plan. The portion of the northern perimeter of parcel 31834402003000 which abuts parcel 31834402002000 (communications tower) shall maintain a 15 ft. landscape buffer. Additional trees shall be planted to fill in areas where trees are thin or non-existent.

ii. On the southern perimeter of parcel 31834402001000 a board on board privacy fence shall be extended from the eastern property line approximately 425 ft. to the west to provide adequate buffering for the Church parking lot as shown on the site plan. The fence shall then extend south along the entire eastern perimeter of parcel 31834402003000. On the northern property line, the existing wood privacy fence shall be extended from the eastern property line.

iii. On the Western perimeter, Applicant agrees to a tree preservation area of approximately 9,500 sq. ft., and an additional +/- .20 acres of green space as shown on the site plan.

iv. Within the perimeter yards on the North and West, all existing trees shall be preserved other than for utility crossings. Trees deemed to be unhealthy by the Urban Forestry Division of the Columbus Recreation and Parks Department may be removed.

D. Building Design and/or Interior-Exterior Treatment Commitments.

i. The apartment buildings shall be constructed in accordance with the submitted building elevations. The building elevations may be slightly adjusted to reflect architectural, engineering, topographical or other site data developed at the time that development and architectural plans are completed. Any slight adjustment to the building elevations shall be reviewed and may be approved by the Director of Building and Zoning Services or a designee upon submission of the appropriate data regarding the proposed development.

ii. Each unit will have a one or two car garage.

iii. Exterior building materials shall be either Hardy-Plank or an equivalent siding, brick, stucco, stone, stucco stone, cast stone, vinyl imitation wood lap or Dutch lap vinyl imitation wood shakes, vinyl imitation vertical baton or vinyl lap siding upgrade 0.0042 gauge or greater, or glass. Asphalt shingles shall be dimensional.

iv. All external lighting shall not exceed 14 feet in height, and shall be fully shielded or fully cut-off fixtures that are from the same or similar manufacturers' type to insure compatibility. Ground-mounted lighting (parking and/or drive lanes) shall be post-top style decorative fixtures, and will not be placed within the northern perimeter 22-foot tree preservation area.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

i. It is Applicant's intention to obtain a Dumpster Waiver. Subject to approval of a Dumpster Waiver, refuse collection shall be provided by a private hauler. All residents shall have a private refuse container(s). If a Dumpster Waiver is not granted or if revoked by the City of Columbus or

if the owner requests refuse service by the City of Columbus, dumpsters will be provided in accordance with applicable city code.

F. Graphics and Signage Commitments.

i. N/A

G. Miscellaneous Commitments.

i. Applicant shall comply with the City's Parkland Dedication Ordinance.

ii. To ensure pedestrian safety, textured pavement, striping, and/or signage will be provided for the access point on South Old State Road, as approved by the Department of Public Service.

iii. The Site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

iv. Applicant shall provide a sidewalk along S. Old State Road, and shall provide an internal sidewalk in accordance with the submitted site plan.

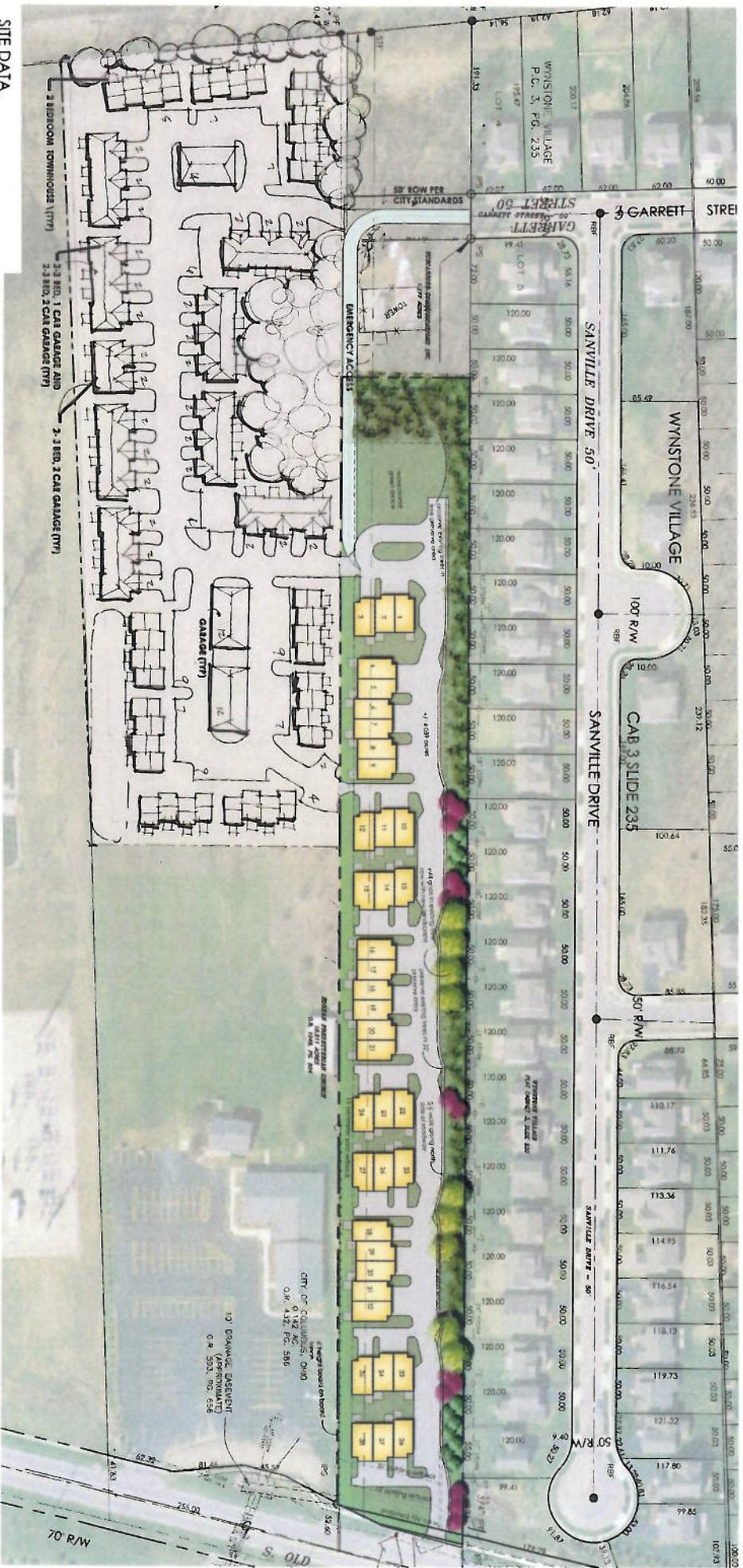
v. Parcel 31834402001000 was previously rezoned by Columbus Ordinance 1253-2013. Said property has already satisfied the site compliance and landscape review process. Said property is included with this current rezoning application solely for the purpose of providing access to parcel 31834402002000 .

The undersigned, being the owners of the subject properties, 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.

Respectfully Submitted,



Michael T. Shannon, Esq.
Attorney for Applicant



SITE DATA

TOTAL ACRES	47-1004P ACRES
TOTAL UNITS	110 UNITS
CHURN	47-1004 DU/AC
REQUIRED PARKING RESIDENTIAL	145
TREE PRESERVE	47-1004 ACRES

SITE PLAN

SOUTH OLD STATE

PREPARED FOR BELL PROPERTIES
DATE: 12.15

NORTH
 SCALE: 1" = 40'
 LAND PREPARED BY: [Name]
 DATE: 12.15.14
 UNDESIGNED ARCHITECTURE
 1100 S. 10TH ST. COLUMBIA, SC 29201
 (803) 733-1100
 www.undesignedarchitecture.com

Z15-010

**Description of 6.000 Acres
As Shown on the Plat Recorded in
VOLUME ____, PAGE ____ of the Survey Records
Of the DELAWARE COUNTY ENGINEER
As Found in the
DELAWARE COUNTY MAP DEPARTMENT
DELAWARE COUNTY, OHIO**

Situated in the State of Ohio, County of Delaware, City of Columbus, Farm Lot 2, Quarter Township 3, Township 3, Range 18, U.S. Military Lands, and being part of an original 10.511 acre tract conveyed to Korean Presbyterian Church, by deed of record in Official Record 1049, Page 504, records of the Recorder's Office, Delaware County, Ohio and being bounded and more particularly described as follows:

Begin for Reference, at an iron pin set being referenced by a ¾ iron pin found North 89° 58' 23" West, a distance of 0.95 feet, at the westerly common corner of Lot 4 of the Wynstone Village, as shown and delineated in Plat Cabinet 3, slide 235, and a 1.277 acre tract conveyed to Subcarrier Communications, Inc., by deed of record in Official Record 1177, Page 1523, and being on the easterly right-of-way line of a railroad conveyed to New York Center Lines, by deed of record in Deed Book 671, Page 206;

Thence South, 06° 09' 00" East, a distance of 145.14 feet along the westerly line of said 1.277 acre tract and the easterly line of said Railroad, to an iron pin set, being referenced by a 2/4 iron pin found South 44° 35' 07" West, a distance of 0.43 feet, at the westerly common corner of said 1.277 acre and 10.511 acre tracts, and being the **True Point of Beginning**;

Thence North 89° 45' 00" East, a distance of 902.95 feet, along the line common to said 1.277 acre tract, said 10.511 acre tract, a 0.165 acre tract conveyed to the City of Columbus, by deed of record in Official Record 1273, Page 464 and a 4.089 acre tract conveyed to Polaris Enclave, LLC, by deed of record in Official Record 1245, Page 2297, to an iron pin set;

Thence South 00° 00' 59" West, a distance of 276.99 feet, across said 10.511 acre tract, to an iron pin set on the line common to said 10.511 acre tract and a 9.00 acre tract conveyed to Columbus and Southern Power Company, by deed of record in Deed Book 598, Page 819;

Thence south 82° 25' 40" West, a distance of 870.14 feet, along the line common to said 10.511 acre and 9.00 acre tracts, to an iron pin set being referenced by a ¾ inch pin found North 26° 43' 36" West, a distance of 5.89 feet, at the westerly common corner of said 10.511 acre and 9.00 acre tracts, and being on the easterly line of said Railroad;

Thence North 06° 08' 40" West, a distance of 313.90 feet, along the westerly line of said 10.511 acre tract and the easterly line of said Railroad, to the **True Point of Beginning**, containing 6.00 acres more or less and being subject to all easements, restrictions, and rights-of-way of record.

The bearing on the above description are based on the bearing South 89° 45' 00" West, for the southerly line of a 4.089 acre tract, of record in Deed Book 1245, Page 2297, Recorder's Office, Delaware, County, Ohio.

All iron pins set are ¾ inch iron pipes, 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in February, 2015

LANDMARK SURVEY GROUP, INC.
Scott D. Grundei, P.S. 2.25.15
Registered Surveyor No. 8047

215-010

DESCRIPTION OF A 4.089 ACRE TRACT
LYING WEST OF SOUTH OLD STATE ROAD
AND SOUTH OF SANVILLE DRIVE

As Shown on the Plat Recorded in VOLUME _____, PAGE _____
Of the SURVEY RECORDS of the DELAWARE COUNTY ENGINEER
As Found in the
DELAWARE COUNTY MAP DEPARTMENT
DELAWARE COUNTY, OHIO

Situate in the State of Ohio, County of Delaware City of Columbus, lying in Farm Lot 2, Quarter Township 3, Township 3, Range 18, United States Military Lands, and being part of the original 4.257 acre tract of land (Parcel Number 31834402001000) conveyed as Parcel One to Karen E. Helmlinger, of record in Deed Book 490, Page 599 and Official Record 4, Page 478, and part of the original 1.243 acre tract of land (Parcel Number 31834402002000) conveyed as Parcel Two to Karen E. Helmlinger, of record in Deed Book 490, Page 599 and Official Record 4, Page 478, records of the Recorder's Office, Delaware County, Ohio and being bounded and more particularly described as follows:

Beginning for reference at an iron pin set at the common corner of said original 4.257 acre tract and Lot 4 of WYNSTONE VILLAGE, of record in Plat Cabinet 3, Page 235 and in the easterly line of the tract of land conveyed to New York Central Lines of record in Deed Book 671, Page 206, said iron pin set being referenced by a 1/2 inch iron pin found North 89° 58' 23" West, a distance of 0.95';

Thence South 89° 58' 23" East, a distance of 395.79 feet, along the line common to said 4.257 acre tract and WYNSTONE VILLAGE, to an iron pin set at the POINT OF TRUE BEGINNING;

Thence South 89° 58' 23" East, a distance of 1296.14 feet, passing a 3/4 inch iron pin found at a distance of 1285.86 feet, along the line common to said 4.257 acre tract and WYNSTONE VILLAGE, to an iron pin set at the southwesterly corner of the 0.282 acre tract as conveyed to City of Columbus, Ohio, of record in Official Record 89, Page 1418 and the northwesterly corner of 0.134 acre tract as conveyed to City of Columbus, Ohio, of record in Official Record 109, Page 1974 and being in the westerly right-of-way line of South Old State Road (right-of-way varies);

Thence south 13° 30' 00" West, a distance of 94.65 feet, along the line common to the remainder of said original 4.257 acre and 0.134 acre tracts and the westerly right-of-way line of said South Old State Road, 40 feet westerly from, as measured perpendicular, to the centerline of said South Old State Road, to an iron pin set;

Thence South 26° 26' 30" West, a distance of 49.53 feet along the line common to the remainder of said original 4.257 acre and 1.243 acre tracts and said 0.134 acre tract and the westerly right-of-way line of said South Old State Road, to an iron pin set at the common corner of said original 1.243 acre and 0.134 acre tracts and the northwesterly corner of the 0.142 acre tract as conveyed to City of Columbus, Ohio, of record in Official Record 432, Page 586, and in the northerly line of the original 10.511 acre tract conveyed to Korean Presbyterian Church of Columbus, of record in Official Record 1049, Page 504;

Thence South 89° 45' 00" West, a distance of 1252.07 feet, along the line common to said 1.243 and 10.511 acre tracts, to an iron pin set;

Thence North 00° 01' 37" East, a distance of 142.46 feet, across said 1.243 acre and 4.257 acre tracts, to the POINT OF TRUE BEGINNING, containing 4.089 acres, more or less, of which 3.163 acres lie in Parcel Number 31834402001000 and 0.926 acres line in Parcel Number 31834402002000 and being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of South 89° 58' 23" East for the Northerly line of a 4.257 acre tract, of record in Official Record 4, Page 478, Recorder's Office, Delaware County, Ohio;

All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in November of 2011.

LANDMARK SURVEY GROUP, INC.
Scott D. Grundei, P.S.
Registered Surveyor No. 8047



31834402001000

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.

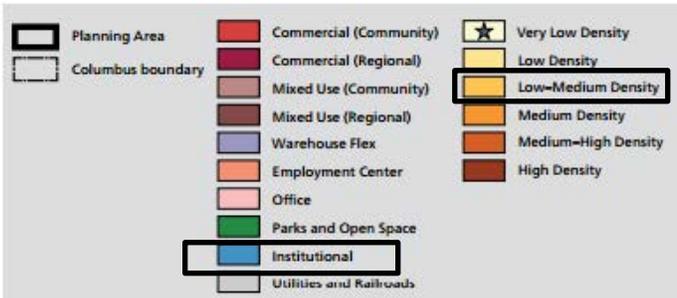
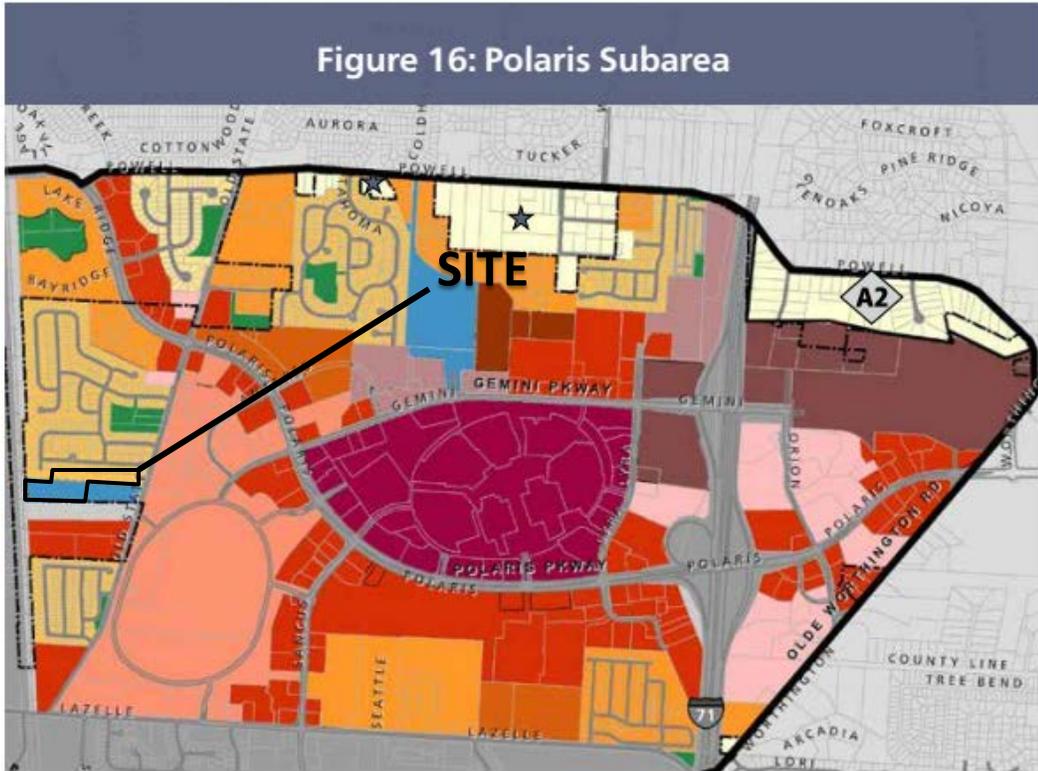
Aerial photo is current as of April 2013.
 Please report any errors or omissions to the Delaware County Auditor's GIS Office in March 2015.
 Prepared by: Delaware County Auditor's GIS Office in March 2015.



Delaware County Auditor
 George Kaitza

215-010

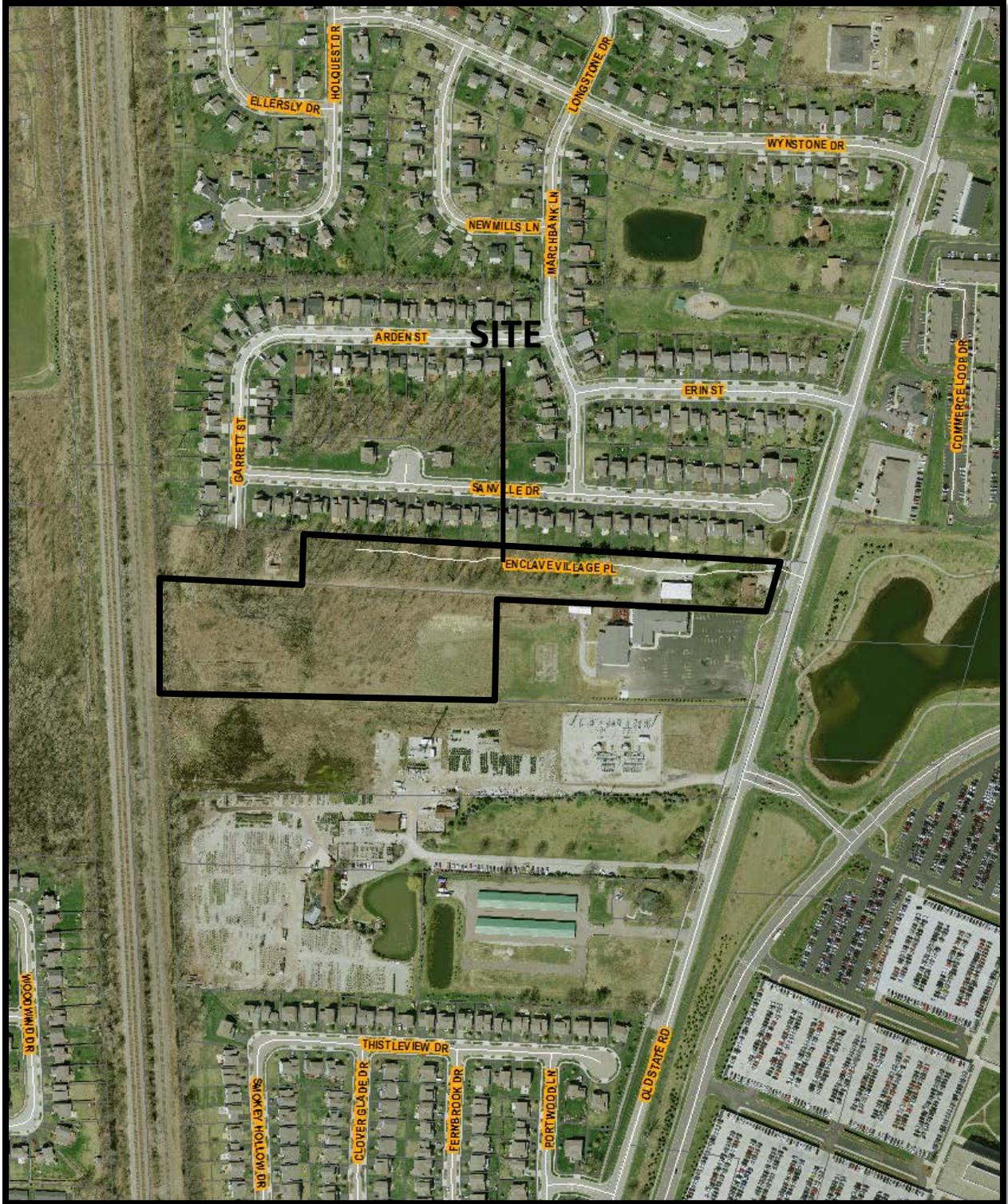
Figure 16: Polaris Subarea



Refer to page 55 for supporting text for site A2.

★Refer to page 43 for supporting text.

Z15-010
 9440 South Old State Road
 R & L-AR-12 to L-AR-12
 Approximately 10.09 acres



Z15-010
9440 South Old State Road
R & L-AR-12 to L-AR-12
Approximately 10.09 acres