

**ZONING EXHIBIT
DESCRIPTION OF 25.525 ACRE
TO BE ZONED
AR - MULTIFAMILY RESIDENTIAL**

Situated in the State of Ohio, County of Franklin, Township of Jefferson, United States Military Lands, Lot Number 1, Quarter Township 2, Township 1, Range 16, and being a 25.525 acre tract comprised of all of the 6.161 acre tract, all of the 1.270 acre tract and all of the 4.888 acre tract conveyed to Jack L. Evans and Bonnie L. Evans by deeds of record in Deed Book 3617, Page 875, Official Records 2349, I-11 & I-13, and Deed Book 3221, Page 66, respectively, and also all of the 12.12 acre tract and all of the 1.363 acre tract conveyed to Richard and Darlene Strait, Trustees, by deeds of record in Instrument Number 199802250043202 and 199802260043204, respectively, all records herein of the Records Office, Franklin County, Ohio, and said 25.525 acre tract being bounded and more particularly described as follows:

BEGINNING, FOR REFERENCE, at the Franklin County Engineer's Monument 6616 marking the intersection of the centerlines of Hamilton Road, County Road 103, and Morse Road, County Road 17;

Thence North 89° 44' 00" East, a distance of 1605.12 feet, along the centerline of said Morse Road, to a railroad spike set marking the north corner common to a 0.134 acre tract conveyed to The County of Franklin by a deed of record in Deed Book 3711, Page 245 and said 12.12 acre tract, and said spike also marking the **POINT OF TRUE BEGINNING** of the 25.525 acre tract described herein;

Thence North 89° 44' 00" East, a distance of 60.00 feet, continuing along the centerline of said Morse Road, said line also being a north line of said 12.12 acre tract, and, in part, the north line of said original 1.363 acre tract, to a railroad spike set marking the north corner common to said 12.12 acre tract and a 1.178 acre tract conveyed to Victor C. And Lorraine M. Stanson by a deed of record in Deed Volume 3020, Page 282;

Thence South 00° 03' 57" East, a distance of 433.36 feet, (passing a rebar found at a distance of 29.52 feet) along a common line of said 12.12 and 1.178 acre tracts, to a rebar found marking a common corner of said 12.12 and 1.178 acre tracts;

Thence North 86° 54' 21" East, a distance of 237.90 feet, along a line common to said 12.12 and 1.178 acre tracts, and then a south line of a 1.159 acre tract conveyed to The New Albany Company by deed of record in Official Record 16769, B-08, to a rebar found marking a common corner to said 12.12 and 1.159 acre tracts in the west line of a 4.852 acre tract conveyed to Richard N. Underwood by a deed of record in Instrument Number 199711070139473,;

Thence South 00° 00' 13" West, a distance of 459.23 feet, along the line common to said 12.12 and 4.852 acre tracts, to a rebar found marking a corner common to said 12.12 and 4.852 acre tracts;

Thence South 88° 26' 33" East, a distance of 238.53 feet, along the line common to said 12.12 and 4.852 acre tracts, to a rebar found marking a common corner to said 12.12 and 4.852 acre tracts in the west line of said 6.161 acre tract;

Thence North 00° 00' 48" East, a distance of 888.46 feet, along the line common to said 6.161 and 4.852 acre tracts, to a point marking a north corner common to said 6.161 and 4.852 acre tracts in the centerline of said Morse Road;

Thence North 89° 44' 00" East, a distance of 302.82 feet, continuing along the centerline of said Morse Road, to a railroad spike set marking the east corner common to said 6.161 acre tract and a 2.301 acre tract conveyed to Brian D. King by a deed of record in Official Record 26191, B-07;

Thence South 02° 40' 49" East, a distance of 437.19 feet, to an iron pin set marking a corner common to said 6.161 and 2.301 acre tracts;

Thence South 89° 41' 57" East, a distance of 2.40 feet, along a line common to said 6.161 and 2.301 acre tracts, to a point marking a common corner (witnessed by an iron pin found 0.08 feet north) to said 6.161 and a 5.413 acre tract conveyed to Lynn D. Mann by a deed of record in Deed Book 3699, Page 725,;

Thence South 00° 05' 01" East, a distance of 575.32 feet, along the line common to said 6.161 and 5.413 acre tracts, and then a 6.397 acre tract conveyed to Lynn D. Mann by a deed of record in Deed Book 3699, Page 147, to a point marking a corner (witnessed by an iron pin found located 0.13 feet north and 0.23 feet east) common to said 6.161 and 6.397 acre tracts in the north line of said 4.888 acre tract;

Thence South 89° 26' 57" East, a distance of 258.49 feet, along the line common to said 4.888 and 6.397 acre tracts, to an iron pin found marking a corner common to said 4.888 and 6.397 acre tracts;

Thence South 00° 07' 05" East, a distance of 364.97 feet, along the line common to said 4.888 and 6.397 acre tracts, to a point marking a corner (witnessed by an iron pin found located 0.12 feet north and 0.02 feet east) common to said 4.888 and 6.397 acre tracts, a 3.251 acre tract conveyed to Lynn D. Mann by a deed of record in Deed Book 3699, Page 725, and a 2.623 acre tract conveyed to Jack L. Evans and Bonnie L. Evans by a deed of record in Deed Book 2592, Page 250;

Thence North 89° 12' 50" West, a distance of 570.34 feet, along the line common to said 4.888 and 2.81 acre tracts, and then a 2.993 acre tract conveyed to Brent Hall & Carol Hall by a deed of record in Official Record 10657, I-02, and then a 3.18 acre tract conveyed to Robert J. Mcwhorter & Loretta Mcwhorter by a deed of record in Official Record 18230, A-20, to an iron pin found marking the northwesterly corner of said 3.18 acre tract:

Thence North 89° 15' 03" West, a distance of 671.12 feet, along the line common to said 12.12 and 4.252 acre tracts, and then along the line common to said 12.12 acre tract and a 5.040 acre tract conveyed to Mark D. and Sharon Judith Herman by a deed of record in Official Record 8610, G-10, and then a 5.5875 acre tract conveyed to Mohammed R. Shareef and Nayyer F. Shareef by a deed of record in Official Record 16118, G-13, to an iron pin found marking a corner common to said 12.12 acre tract and the remainder of an original 23.464 acre tract conveyed to The Epcon Group, Inc. by a deed of record in Official Record 28286, H-08;

Thence North 00° 02' 08" East, a distance of 915.66 feet, along the line common to said 12.12 acre tract and the remainder of said original 23.464 acre tract, to a rebar found marking the corner common to said 12.12 and 1.363 acre tracts;

Thence North 00° 01' 04" West, a distance of 392.77 feet, along the line common to said 1.363 and 23.464 acre tracts, to a point marking a north corner common to said 1.363 and 23.464 acre tracts in the east line of a 0.134 acre tract conveyed to the County of Franklin of record in Deed Book 3711, Page 245, said line also being the existing right-of-way line of said Morse Road;

Thence North 89° 44' 00" East, a distance of 118.57 feet, along line common to said 1.363 and 0.134 acre tracts, also being the existing southerly right-of-way line of said Morse Road, to a point marking the east corner common to said 1.363 and 0.134 acre tracts in a west line of said 12.12 acre tract;

Thence North 00° 03' 57" West, a distance of 50.00' feet (passing a rebar found at a distance of 0.50 feet) along the line common to said 12.12 and 0.134 acre tracts, to the **POINT OF TRUE BEGINNING**, containing 25.525 acres, more or less.

The bearings used in this description are based on the bearing in the centerline of said Morse Road, being North 89° 44' 00" East, as recorded in Instrument Number 199802250043202 of the Recorder Office, Franklin County, Ohio.

R.D. ZANDE & ASSOCIATES, INC.

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29245F16

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

Donald J. Eurez and Martha L. Eurez aka Martha L. Hartleib, husband and wife
of Franklin County for valuable consideration paid, grant(s), with general warranty covenants, to
Richard N. Underwood and Carolyn E. Underwood, husband and wife, for their joint lives, remainder to the survivor of them.

whose tax-mailing address is:

the following REAL PROPERTY:

TIME 12 43 P.M. M
RECORDER FRANKLIN CO., OHIO

See Attached Exhibit A for Legal Description

JUN 7 1995

Parcel No. 170-1238
Street Address: 5099 Morse Road

RICHARD B. METCALF, RECORDER
RECORDERS FEE 14.00

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinances and regulations;
legal highways; and restrictions, conditions, reservations and easements of record.

Prior Instrument Reference: Official Record Volume 25662, page E-14, Official Record Volume 25662, page E-15, Official
Record Volume 3681, page F-11, and Official Record Volume 5517, page G-18, Franklin County, Ohio Records.

Grantor(s) releases all rights of dower herein.

WITNESS their hands this 1st day of June, 1995.

SIGNED AND ACKNOWLEDGED
in the presence of:

witness

witness

Sally Lewis

Donald J. Eurez

Martha L. Eurez aka Martha L. Hartleib

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, That on this 1st day of June, 1995, before me, the subscriber, a Notary Public in and for said county,
personally came, Donald J. Eurez and Martha L. Eurez aka Martha L. Hartleib, the Grantor(s) in the foregoing Deed, and
acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



LAWRENCE S. PRESS, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.11 R.C.

Notary Public

This instrument was prepared by:
Lawrence S. Press, Attorney at Law
136 Mill Street, Suite 120, Gahanna, Ohio 43230

TRANSFERRED

JUN 07 1995

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX

9775
\$ 429.80 ~~KT~~
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

EXHIBIT A

Situated in the County of Franklin, in the State of Ohio, and in the Township of Jefferson and bounded and described as follows:

Being in Lot Number One, Range 16, Township 1, Section 2, U.S. Lands, and bounded and described as follows:

Beginning at a rail spike in the center line of Morse Road at the northeast corner of the Mary Elizabeth Deeds 20.530 acre tract; thence south along the east line of said 20.530 acre tract, passing an iron pipe at 30 feet 889.9 feet to an iron pin, which is in the southeast corner of the subject tract; thence North 88 deg. 30' W. at a distance of 238.85 feet to an iron pin which is the southwest corner of the subject tract; thence north passing an iron pin at 851.55 feet 881.55 feet to a nail in the center of Morse Road; thence N. 89 deg. 44' E. along the center of Morse Road a distance of 238.77 feet to the place of beginning, containing 4.852 acres, more or less. Subject to all legal highways or rights of way.

C-37-A

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SHP

LIMITED OVERLAY TEXT
TRIANGLE REAL ESTATE SERVICES, INC.
MORSE ROAD
L-AR

PERMITTED USES: The property is being developed into three different uses: up to but not exceeding 76 ranch condominiums, up to but not exceeding 71 senior condominiums, and up to but not exceeding 206 apartments. The ranch condominiums are located on the west central portion of the site in an area of 13.2+/- acres. The senior condominiums are located at the northeast corner of the site on 4.5+/- acres. The apartments are located along the south boundary of the site in an area of 12.6+/- acres,

SITE PLAN: The property shall be developed in accordance with the submitted Preliminary Site Plan. This Preliminary Site Plan may be adjusted to reflect engineering, topographical or other site data developed at the time final development and engineering plans are completed. Any adjustment to the Site Plan shall be reviewed and approved by the Planning Commission at the time of review of the Final Development Plan upon submission of the appropriate data. The general layout and site design shall, however, conform to the submitted Preliminary Site Plan.

ENVIRONMENTAL TREATMENT: The site is a U-shaped tract which wraps the lots owned by the New Albany Company and Victor Stanson. To the west are the Polo Club Villas Condominiums. To the north across Morse Road in the City of Columbus are properties zoned for multi-family uses which are under development for condominiums. The properties to the east and south are developed with historic large lot single family uses and condominiums. The proposed YMCA is located approximately 800 feet to the south off SR 62.

The North Triangle Plan recommends the site to be used for Office/Mixed Development. Mixed Development is defined to include commercial, office and/or residential, which may include single family or high density multi-family. The proposed development is consistent with the Plan's suggested uses. The Plan also proposes an east-west street which begins on Hamilton Road and extends east through the Triangle. The submitted Preliminary Site Plan accommodates, but does not require nor mandate, the easterly extension of this roadway; by requiring the dedication of the southernmost 30' of the property as right-of-way and 10' adjacent to that as a bike path easement.

The site physically is bisected by a meandering intermittent drainage swale, known as the Beem Ditch, and has a significant number of large trees. The Preliminary Site Plan has been drafted to leave the swale undisturbed except for one crossing. The 2.9+/- acre area surrounding the ditch will be dedicated to the City for park/open space purposes. Existing trees will be shown on the landscape plan submitted as a part of the Final Development Plan.

The North Triangle Plan's recommended setback of 150' along Morse Road has been complied with and the northernmost building adjacent to the west entrance has been sited so that it is located to the south of the Stanson residence. An open space - passive recreation easement will be granted by the developer to the City to ensure the protection of this 2.0+/- acre Morse Road setback area.

BUILDING ELEVATIONS:

- a. The conceptual building designs for each of the three use areas are attached as a part of this application. Each area's building(s) shall be reviewed and approved by the Planning Commission at the time of Design Review.
- b. Community Building: A community building and pool for the ranch condominiums, and a separate community building and pool for the apartments both shall be located approximately as shown on the Preliminary Site Plan. These community buildings will contain a fitness facility, business office, leasing office, and meeting room.
- c. Building Heights: The ranch condominiums are one and one-half story buildings. The age restricted condominium building is three stories in height. The apartment buildings are two and three stories in height as shown on the preliminary site plan.
- d. Units per building: The age restricted condominiums and apartments may have more than 8 units per building.

LIGHTING:

- a. Fixtures: All fixed source light fixtures installed on buildings, in buildings and visible from the outside, or along streets, driveways, walkways and in yards shall be reviewed and approved by the Planning Commission.
- b. Similar Types: All types of parking, pedestrian and other exterior lighting shall be on poles or wall mounted fixtures and shall be from the same or similar manufacturer's type to insure aesthetic compatibility.
- c. No Light Spillage: All lighting shall be designed and located so as not to shine directly into abutting residential properties.

SIGNAGE/GRAPHICS:

- a. Entrance Feature: An entrance feature shall be constructed in the Morse Road setback. Any directional entry/exit signs shall be ground-type only and shall not exceed three feet in height.

- b. Entrance Graphic: The primary identifying graphic shall be a ground supported entrance feature of a height not to exceed six (6) feet above grade.

TRAFFIC AND PARKING:

- a. On street parking shall not be permitted on Morse Road.
- b. The boulevard entrance and secondary curb cut to Morse Road are located as shown on the Preliminary Site Plan. Final design of these access points are subject to the review and approval of the City Engineer.
- c. The southernmost 30' shall be dedicated as right-of-way to accommodate the Riva Ridge Extension upon the request of the City Engineer.
- d. The developer shall provide two access easements to the owners of 5061 and 5069 Morse Road to provide ingress and egress to those properties from the curbcuts to Morse Road.

DESIGN AND REVIEW:

The provisions set forth herewith are subject to the review, revision and approval of the Planning Commission during the Final Development Plan and Design Review processes.

STORMWATER MANAGEMENT:

- a. Stormwater management engineering shall be designed, submitted and approved in compliance with the City of Gahanna Subdivision Regulations and Stormwater Management Policy, Chapter 1193, Gahanna City Code.
- b. Stormwater management shall be provided on the site by appropriate design of drive aisles, parking areas, and grading plans, which will channel stormwater into engineered structures to detain the stormwater and release it into the streams which bisect the site at predevelopment (existing) rates as is required by Ohio law.

OFF STREET PARKING STANDARDS:

- A. Ranch Condominiums
 - 1. Two off street parking spaces in garages and two stack spaces behind the garage space shall be provided for each unit.
- B. Senior Condominiums

1. One and one-half parking spaces shall be provided for each unit.

C. Apartments

1. Two spaces parking shall be provided for each unit.

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