

Aug. 4, 2003

Legal Description of 10.56 Acres of land more or less.  
(For Zoning purposes only)

Situated in the state of Ohio, county of Franklin, city of Gahanna, township of Mifflin, and being 10.56 acres of land more or less belonging to Capital City Lodge No. 9 Fraternal Order of Police of record in Deed Book 2255 page 698 at the Franklin County Recorders Office, Franklin County, Ohio, and said 10.56 acre tract of land being more particularly described as follows:

Beginning for reference at an iron pin, said iron pin being located in the centerline of Johnstown Road (Mill Street), said point being located at the most northeasterly property corner of a 0.731 acre tract of land belonging to Carl P. and Mary A. Lang of record in Official Record 04764 B09 at said Recorders Office; said point also being located at the most southerly property corner of the herein described 10.56 acre tract;

Thence leaving said centerline of Johnstown Road (Mill Street) along the most northerly property line of said 0.731 acre tract, N 85° 00' 00" W, a distance of 387.54 feet to a point, said point being located upon the west bank of Big Walnut Creek;

Thence along the said west bank of said Big Walnut Creek, N 19° 21' 00" W, a distance of 162.50 feet to a point;

Thence continuing along the said west bank, N 05° 30' 00" W, a distance of 132.00 feet to a point;

Thence continuing along the said west bank, N 10° 24' 02" E, a distance of 394.17 feet to a point;

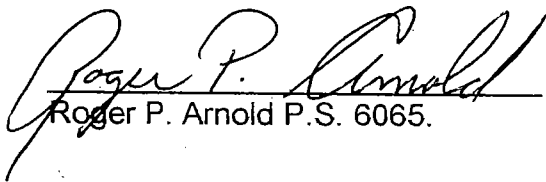
Thence continuing along the said west bank, N 05° 30' 00" W, a distance of 132.00 feet to a point, said point being located at the most northwesterly property corner of the said herein described 10.56 acre tract of land;

Thence leaving said west bank along the most northerly property line of said 10.56 acre tract and also partly along the most southerly property line of a 2.52 acre tract of land belonging to Stoneybrook Methodist Church of record in Deed Book 2508 page 387 at said Recorders Office; S 85° 00' 00" E, a distance of 710.15 feet to a point, said point being located in the centerline of Cherry Bottom Road, said point being located at the most southeasterly property corner of said 2.52 acre tract, said point also being located at the most northeasterly property corner of said 10.56 acre tract;

**EXHIBIT A**

Legal Description of 10.56 Acres of land more or less.  
(For Zoning purposes only)

Thence leaving the said centerline of Cherry Bottom Road partly along the centerline of Johnstown Road (Mill Street), S 22° 00' 00" W, a distance of 836.60 feet to the True Point of Beginning and containing 10.56 acre of land more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record.



Date: Aug. 4, 2003

Roger P. Arnold P.S. 6065.

The attached legal description was prepared for Zoning purposes only.

The attached Legal Description was prepared from Court House documents (only) and not as a result of an actual field Survey.



Revised December 3, 2003

LIMITED OVERLAY RE-ZONING TEXT

Fraternal Order of Police, Capital City Lodge #9, Re-zoning Application Z-0011-2003  
08 October 2003.

The property at 409 Johnstown Road know as the Capital City Lodge #9 with all its buildings and land shall be used by the Fraternal Order of Police for their business meetings, their associate group meetings, conferences, training, social functions, other similar uses, and rentals of the premises and grounds to other parties for similar uses. The existing exterior north facing covered wood deck and immediate grounds around the exterior deck and existing pond shall also be used by the Fraternal Order of Police for all of the above uses.

The existing lodge hall building and a separate existing picnic pavilion cannot be enlarged, expanded or improved beyond its present perimeter unless and until a proposed final development plan is submitted and approved according to code. The final development plan may also include office use.

No other additional buildings or out buildings of either temporary or permanent character may be erected unless and until a proposed final development plan is submitted and approved according to code.

The existing buildings shall be maintained in a manner to ensure the health safety and welfare of its intended occupants. This includes but not limited to new painting, new carpeting and major or minor mechanical or electrical repairs.

The existing parking lot for 90 spaces cannot be expanded or added to unless and until a proposed final development plan is submitted and approved according to code. The existing asphalt paved parking lot shall be maintained only with periodic re-sealing.

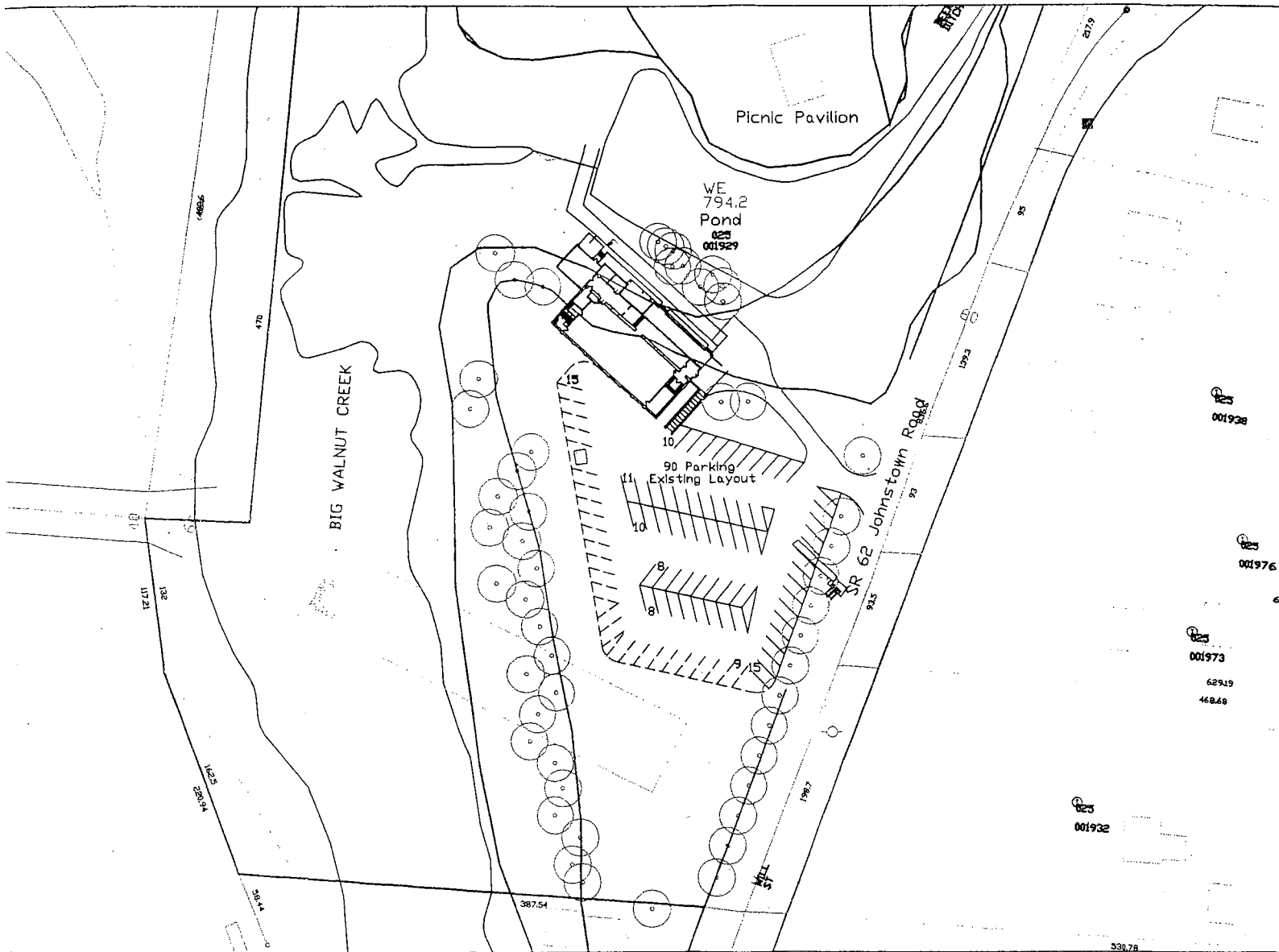
No existing trees wider than three inches in diameter when measured from a height of three feet from ground level, nor any existing clumps of trees wider than two inches in diameter when measured from height of three feet from the ground level may be cut down unless dead, diseased or until a proposed final development plan is submitted and approved according to code.

**This overlay text is designed to limit the use of the property to that of a fraternal organization and its associated functions and in no way precludes the expansion of the building or parking. Any such expansion of either the parking lot or building will require a Final Development Plan and a Certificate of Appropriateness approval by Planning Commission.**

**EXHIBIT B**

Existing Site Conditions For The  
The Fraternal Order of Police  
**Capital City Lodge No.9**

409 Johnstown Road, Gahanna, Ohio 43230



**EXISTING SITE PLAN**

Scale : 1" = 30'-0"  
Date : 17 APRIL 2003

North

