

EXHIBIT B
ORD-0073-2015

LIMITED OVERLAY TEXT

LIMITED SUBURBAN OFFICE

4.19 ACRES RIDENOUR ROAD

CHRISTIAN MEETING ROOM

Parcel ID #025-013236-00

This statement is provided in accordance with the provisions of Gahanna City Code section 1152.02 Limited Overlay District. The purpose of these limitations are to restrict uses due to the special circumstances of the property and its location on Ridenour Road, a public street which is not suited to support high traffic development. This Overlay is submitted in accordance with the provisions of Gahanna City Code Section 1152.02, et.seq.

The following Uses, otherwise permitted in the Suburban Office and Institutional District of the City of Gahanna, are prohibited uses:

Banks-Financial Institutions:

Depository institutions (SIC #60)

Non-depository credit institutions (SIC #61)

Security and commodity brokers, dealers, and exchange services (SIC #62)

Medical offices in excess of 30,000 sq.ft (SIC #801, 802, 803, 804)

The following Uses, are otherwise permitted Conditional Uses in the Suburban Office and Institutional District of the City of Gahanna are prohibited uses:

Drive-In facilities (SIC #7833)

Hospitals (SIC #806)

Schools, day care centers with greater than 100 students (SIC #821, 822, 824, 829, 835)

4.190 Acres

Situate in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands and being part of the 11.026 acre tract conveyed as Reserve "A" of "IMPERIAL RISE PLAT No. 3", a subdivision of record in Plat Book 46, Page 82, to S.S. Realty, LLC by deed of record in Instrument No. 199901290024434, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin found in the southerly right-of-way line of McCutcheon Road at the northwesterly corner of said Reserve "A";

The following two (2) courses and distances along said southerly right-of-way line of McCutcheon Road and northerly line of said Reserve "A":

1. Thence South $85^{\circ} 34' 11''$ East, a distance of 462.88 feet, to an iron pin found at a point of curvature;
2. Thence along the arc of said curve to the right having a central angle of $86^{\circ} 55' 01''$, a radius of 20.00 feet and a chord bearing South $42^{\circ} 06' 40''$ East, a chord distance of 27.51 feet, to an iron pin found at a point of tangency in the westerly right-of-way line of Ridenour Road and easterly line of said Reserve "A";

Thence South $01^{\circ} 20' 50''$ West, a distance of 300.82 feet, along said westerly right-of-way line of Ridenour Road and easterly line of said Reserve "A", to an iron pin set;

The following three (3) courses and distances across said Reserve "A":

1. Thence North $87^{\circ} 21' 03''$ West, a distance of 292.54 feet, to an iron pin set;
2. Thence South $00^{\circ} 03' 16''$ West, a distance of 115.30 feet, to an iron pin set;
3. Thence North $81^{\circ} 54' 34''$ West, a distance of 215.87 feet, to an iron pin set in the westerly line of said Reserve "A";

Thence North $04^{\circ} 25' 49''$ East, a distance of 429.58 feet, to the POINT OF BEGINNING. Containing 4.190 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.

The bearings in the above description are based on the same meridian as the centerline of McCutcheon Road as shown on the recorded plat of Imperial Rise Plat No. 3 as shown in Plat Book 46, Page 82, Recorder's Office, Franklin County, Ohio, having a bearing of South $85^{\circ} 34' 11''$ East.

