



SCIOTO LAND SURVEYING SERVICE, INC.

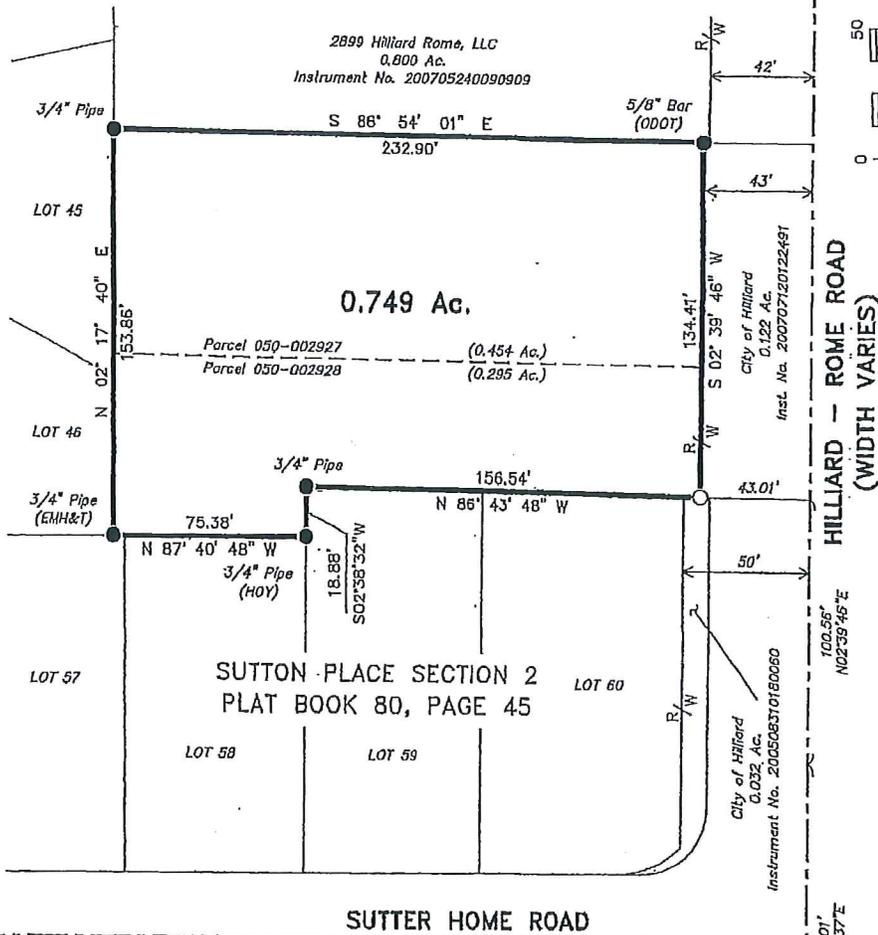
173 North Sandusky Street
Delaware, Ohio 43015
740.369.7577

Surveyors
Karen S. Coffman, P.S. 7845
Istvan Gajary, P.S. 8183
Retired, Frank Cello, P.S. 6812

PLAT OF SURVEY FOR B. N. REDDY

PART OF VIRGINIA MILITARY SURVEY NO. 2417,
CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
ALL OF THE REMAINDER OF AN ORIGINAL 0.867 Ac.
INSTRUMENT NO. 200610120204141

RECORDS USED
Deeds and Plats
as shown.



- LEGEND
- Iron Bar or Pipe Found
 - 5/8" Iron Bar Set with a cap marked "SLSS PS 7845"

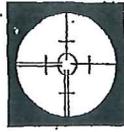
BASIS OF BEARINGS
West Right-of-Way of Hilliard
Rome Road (S 2° 39' 46" W)
per Inst. No. 200707120122491

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING. TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ROAD RIGHT-OF-WAY IS ASSUMED AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY UNLESS OTHERWISE NOTED. EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

K S Coffman 10/11/12
KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

SEPTEMBER 29, 2012
DATE OF SURVEY





Ordinance 15-58. Exhibit B

SCIOTO LAND SURVEYING SERVICE

Surveyors

173 North Sandusky Street
Delaware, Ohio 43015

Phone: 740-369-7577
FAX: 740-362-7577

Karen S. Coffman, P.S. 7845
Istvan Gajary, P.S. 8183
Relfred, Frank Cello, P.S. 6612

Description of a 0.749 acre tract
for B. N. Reddy

October 11, 2012

Situated in the City of Hilliard, County of Franklin, State of Ohio, being part of Virginia Military Survey Number 2417, and being all of the remainder of the original 0.867 acre tract conveyed to B. N. Reddy in Instrument Number 200610120204141 and being more particularly described as follows:

COMMENCING at FCGS Monument #6665 RESET located at the intersection of the centerlines of Hilliard-Rome Road and Roberts Road;

thence along the said centerline of Hilliard-Rome Road **North 03° 09' 37" East 2384.01 feet;**

thence continuing along the said centerline of Hilliard-Rome Road **North 02° 39' 46" East 100.56 feet;** being the southeast corner of a 0.122 acre tract now or formerly owned by the City of Hilliard, as described in Instrument Number 200707120122491;

thence along the south line of the said 0.122 acre tract, and along the north line of a 0.032 acre tract now or formerly owned by the City of Hilliard, as described in Instrument Number 200508310180060 **North 86° 43' 48" West 43.01 feet** to an Iron bar set, being the **TRUE POINT OF BEGINNING;**

thence along the said north line of the 0.032 acre tract, and along the north line of Lot 60 and Lot 59 of Sutton Place Section 2, as delineated in Plat Book 80, Page 45 **North 86° 43' 48" West 156.54 feet** to a 3/4" Iron pipe found, being the northwest corner of said Lot 59;

thence along the west line of said Lot 59 **South 02° 38' 32" West 13.88 feet** to a 3/4" Iron pipe found (HOY), being the northeast corner of Lot 58 in Sutton Place Section 2;

thence along the north line of said Lot 58 **North 87° 40' 48" West 75.38 feet** to a 3/4" Iron pipe found (EMH&T) at the southeast corner of Lot 46 of Sutton Place Section 2;

thence along the east line of Lot 46 and Lot 45 of said Sutton Place Section 2 **North 02° 17' 40" East 153.86 feet** to a 3/4" Iron pipe found, being the southwest corner of a 0.800 acre tract now or formerly owned by 2899 Hilliard Rome, LLC, as described in Instrument Number 200705240090909;

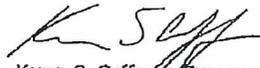
thence along the south line of the said 0.800 acre tract **South 86° 54' 01" East 232.90 feet** to a 5/8" Iron bar found (ODOT), being the northwest corner of a 0.122 acre tract now or formerly owned by the City of Hilliard, as described in Instrument Number 200707120122491;

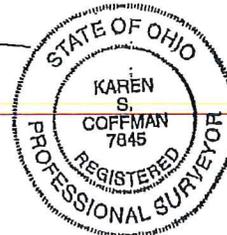
thence along the west line of the said 0.122 acre tract, also being the west right-of-way line of Hilliard-Rome Road **South 02° 39' 46" West 134.41 feet** to the **TRUE POINT OF BEGINNING;**

containing 0.749 acres, there being approximately 0.454 acres in Parcel Number 050-002927 and approximately 0.295 acres in Parcel Number 050-002928;

subject to all easements, restrictions, and rights-of-way, if any, of record;

Surveyed by Karen S. Coffman, Surveyor, Registration Number 7845 on September 29, 2012. Basis of bearings is the west right-of-way line of Hilliard-Rome Road (South 02° 39' 46" West), as described in Instrument Number 200707120122491. All Iron bars set are 5/8" in diameter and are set with a plastic cap marked "SLSS PS 7845".


Karen S. Coffman, Surveyor
Registration No. 7845



Ordinance 15-58 - Exhibit C

**LIMITED OVERLAY TEXT
FOR THE
STOUT PROPERTIES B-3, OFFICE/INSTITUTIONAL, ZONING DISTRICT
PARCELS #050-002927 AND 050-002928
(2893 HILLIARD ROME ROAD)
DATE: NOVEMBER 16, 2015**

The 0.745+/- acre owned by Christopher Stout, located at 2893 Hilliard Rome Road (Parcels #050-002927 and 050-002928), shall be subject to the following additional limitations and shall also meet the standards of the underlying zoning district and any other applicable development plan or overlay district text now in effect. In instances where standards conflict, the more restrictive standard shall apply.

Right-of-way:

Right-of-way 50 feet from the centerline of Hilliard Rome Road shall be dedicated to the City of Hilliard with the rezoning of the property.

Permitted Uses:

The site is limited to offices for executive, administrative, professional, real estate, accounting, and similar professional activities. Permitted uses shall be not more than 1,800 square feet in gross floor area.

Access:

Vehicular access to Hilliard Rome Road is limited to the existing curb cut as shown on Exhibit "A" and this restriction applies in instances of conflict with any other access provisions listed in the Zoning Code or any development plan or overlay district text now in effect.

Parking:

Parking and pavement areas other than the access drive from Hilliard Rome Road shall be located to the west of the existing residence and shall conform to the provisions of the Zoning Code concerning perimeter landscape width requirements.

Landscaping and screening:

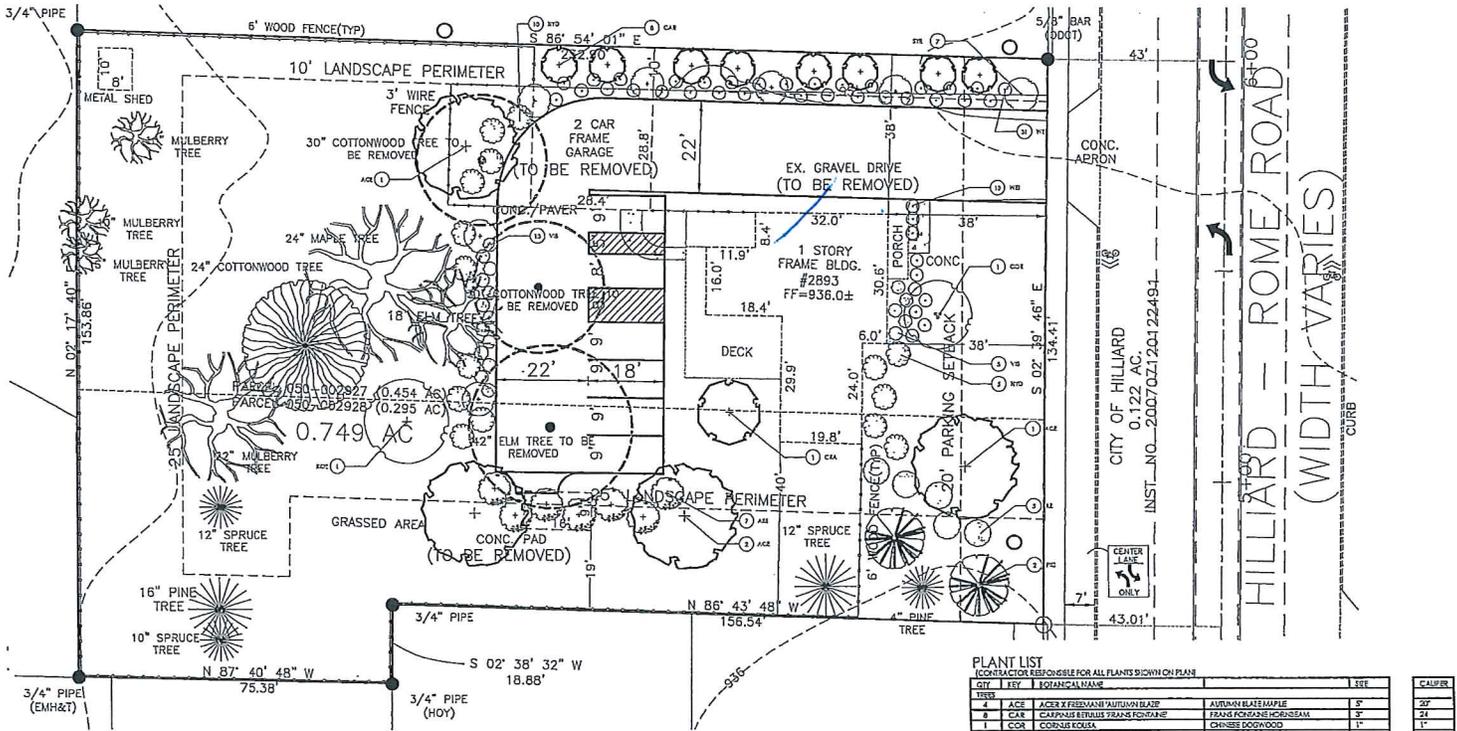
Landscaping and screening, consistent with the provisions of the Zoning Code, shall be provided at the time any nonresidential use is commenced on any portion of one or more of the properties included in this Limited Overlay Text.

Site lighting:

Site lighting shall be residential in character, shall be from cut-off type fixtures, and shall be designed so that there is no light trespass onto adjacent properties or rights-of-way.

Signage:

Signage shall meet the provisions of the Sign Code.



PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	SIZE	CALIBER
4	ACE	ACER X FRIEMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	5"
8	CAR	CARYOPUS FERRUGINEUS 'FRANKS'	FRANKS FORSYTHIA	3"
1	CCR	CORNUS LACINA	CORNUS	1"
1	CDL	COENONYX VIRENS 'WINTER KNIGHT'	WINTER KNIGHT HAWTHORN	3"
1	ROE	ROSEBAY 'PANCULATA'	GOLDEN RAIN TREE	2.5"
2	FR	FICUS GRAECA	WHITE SPICE	10-12"
7	STR	SYRINGA REICHELIIA 'IVORY SILK'	IVORY SILK LILAC TREE	3"
SHRUBS/PERENNIALS				
7	AE	ASCLEPIAS PARVIFLORA	MOON BURN BUTTERFLY	4G
15	HYD	HYDRANGEA PANCULATA 'LIMBRIGHT'	LIMBRIGHT HYDRANGEA	3G
3	EL	ELAEAGNUS VERTICILLATA	WINTERBERRY	3G
18	YS	YUCCA FILIFERA	ICE CREAM PINE	3G
41	WB	WIBRELA 'WINE & ROSES'	WINE & ROSES WIGWAG	3G

TREE REPLACEMENT

PROVIDED	PROVIDED
THIRTEEN TREES REMOVED AT 100% TOTAL DIAMETER. 1" OF CALIBER PROVIDED FOR EVERY 1" DIAMETER REMOVED.	THIRTY-TWO TREES PROVIDED WITH A TOTAL OF 71.0" CALIBER, 10% OF REQUIRED CALIBER.

PLANTING PLAN - B

STOUT
PREPARED FOR 2893 HILLIARD ROME ROAD, HILLIARD OH
DATE: 11/19/2015