

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: Z25-001 Date Received: 1/22/25
Application Accepted by: TD Fee: \$5,700
Assigned Planner: Tim Dietrich; tedietrich@columbus.gov; 614-645-6665

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 531 West Fifth Avenue, Columbus, OH Zip: 43201

Is this application being annexed into the City of Columbus? YES NO (select one)
If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: 010 - 299005, 010 - 299080, 010-299081

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): C-4, AR-1, R Requested Zoning District(s): C-4; AR-3, R

Neighborhood Group: Harrison West Society

Proposed Use or reason for request: Rezone Subarea D-2 to AR-3, amend legal descriptions of Subareas C, D-2, F

Proposed Height District: H-60, H-60, H-35 Acreage: 9.91 +/-
(Columbus City Code Section 3309.14)

APPLICANT:

Applicant Name: Thrive Companies; c/o Dave Perry Phone Number: (614) 228-1727 Ext.: --

Address: David Perry Co., Inc.; 411 East Town Street, Fl. 1 City/State: Columbus, OH Zip: 43215

Email Address: dave@daveperryco.net

PROPERTY OWNER(S): Check here if listing additional property owners on a separate page

Name: Founders Pk Apts, LLC et al; c/o Charles Campisano Phone Number: (614) 496-8275 Ext.: --

Address: 842 North 4th Street, Suite 200 City/State: Columbus, OH Zip: 43215

Email Address: ccampisano@thrivecos.com

ATTORNEY / AGENT: (Check one if applicable) Attorney Agent

Name: Charles Campisano Phone Number: (614) 496-8275 Ext.: --

Address: Thrive Companies; 842 North 4th St, Ste 200 City/State: Columbus, OH Zip: 43215

Email Address: ccampisano@thrivecos.com

SIGNATURES:

APPLICANT SIGNATURE Thrive Companies by Dan B. Perry, Agent

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT 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.

Z25-_____
531 West Fifth Avenue
01/07/2025

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

Founders Park Apartments, LLC
c/o Charles Campisano
842 North 4th Street, Suite 200
Columbus, OH 43215

Townhomes on Perry, LLC
c/o Charles Campisano
842 North 4th Street, Suite 200
Columbus, OH 43215

The Harrison Market Community Auth.
c/o Charles Campisano
842 North 4th Street, Suite 200
Columbus, OH 43215

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AFFIDAVIT

Application # Z25-_____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry
of (1) MAILING ADDRESS David Perry Company, Inc.; 411 East Town Street, Floor 1, Columbus, OH 43215

deposes and states that he 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) per PROPERTY ADDRESS or ZONING NUMBER 531 West Fifth Avenue, Columbus, OH 43201

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

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

(3) Founders Park Apartments, LLC
c/o Charles Campisano
842 North 4th Street, Suite 200, Columbus, OH 43215

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

Founders Park Apartments, LLC
c/o Dave Perry, (614) 228-1727

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Harrison West Society
c/o Michael Metz
Email: president@harrisonwest.org

and that the attached document (5) 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.

SIGNATURE OF AFFIANT

David B. Perry

Sworn to before me and signed in my presence this 7th day of January, in the year 2025

(6) SIGNATURE OF NOTARY PUBLIC
MaryAlice Wolf

My Commission Expires _____

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

This Affidavit expires six (6) months after date of notarization.

Z25-
531 West Fifth Avenue
Exhibit A, Public Notice List
01/07/2025

APPLICANT:

Thrive Companies
c/o Dave Perry, Agent
David Perry Company, Inc.
411 East Town Street, Floor 1
Columbus, OH 43215

PROPERTY OWNER:

Founders Park Apartments, LLC
c/o Charles Campisano
842 North 4th Street, Suite 200
Columbus, OH 43215

ATTORNEY:

Charles Campisano
842 North 4th Street, Suite 200
Columbus, OH 43215

COMMUNITY GROUP:

Harrison West Society
c/o Michael Metz
P.O. Box 163442
Columbus, OH 43216

Townhomes on Perry, LLC
c/o Charles Campisano
842 North 4th Street, Suite 200
Columbus, OH 43215

The Harrison Market Community Auth.
c/o Charles Campisano
842 North 4th Street, Suite 200
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS WITHIN 125 FEET

Battelle Memorial Institute
505 King Avenue
Columbus, OH 43201

Joseph, Amber Perrault
(or current occupant)
491 West Fifth Avenue
Columbus, OH 43021

Gokhan E. Ozoglu, Shawn M. Austin-Ozoglu
(or current occupant)
487 West Fifth Avenue
Columbus, OH 43201

Jane P., Robin E. Roth
(or current occupant)
483 West Fifth Avenue
Columbus, OH 43201

ARL Properties, LLC
P.O. Box 1248
Powell, OH 43065

Michael J. Wiertel, Lea Shinas
(or current occupant)
480 Vermont Place
Columbus, OH 43201

James B. Houchard, Donna J. Chaffin
(or current occupant)
758 Brookdale Road
West Jefferson, OH 43162

Heather A. Zwierlein
(or current occupant)
481 Vermont Pl
Columbus, OH 43201

Rebecca M. Davis, Natividad Ruiz
(or current occupant)
498 West 4th Avenue
Columbus, OH 43201

Jerald L., Debby J. Colvin
(or current occupant)
492 West Fourth Avenue
Columbus, OH 43201

Kristen A. McKee, Nicolas M. Golubitsky
(or current occupant)
1257 Perry Street
Columbus, OH 43201

Z25-
531 West Fifth Avenue
Exhibit A, Public Notice List
01/07/2025
Page 1 of 2

Vikas Aggarwal, Supriya Shore
(or current occupant)
1198 Warrington Drive
Ann Arbor, MI 48103

Allison C. Lure, Austin J. Sim
(or current occupant)
1251 Perry Street
Columbus, OH 43201

Darryl Hood, Karol Prescott-Hood
(or current occupant)
1245 Perry Street
Columbus, OH 43201

Ryan Willis
(or current occupant)
504 Riverfront Lane
Columbus, OH 43201

Courtney, Erik Young
(or current occupant)
508 Riverfront Lane
Columbus, OH 43201

Jeremy Dominik
(or current occupant)
520 Riverfront Lane
Columbus, OH 43201

Harrison West Senior Living, LLC
811 South Main Street
North Canton, OH 44720

Courtney Nicole James, Justin Keith Hall
(or current occupant)
528 Riverfront Lane
Columbus, OH 43201

Jordan Tyler, Jonathan Edward Brown
(or current occupant)
500 Riverfront Lane
Columbus, OH 43201

Kristin Koenig, Andrew Stiff
(or current occupant)
1185 Perry Street
Columbus, OH 43201

City of Columbus Ohio
90 West Broad Street, Room 425
Columbus, OH 43215

David K., Gretchen A. Tinnerman
(or current occupant)
1183 Perry Street
Columbus, OH 43201

Summit Shah
(or current occupant)
1181 Perry Street
Columbus, OH 43201

Jammu Balpreet, Jashun Singh Jammu
(or current occupant)
1179 Perry Street
Columbus, OH 43201

Samiha M. Nasser
(or current occupant)
1177 Perry Street
Columbus, OH 43201

Robert D. Cooper, Abigail G. Oberla
(or current occupant)
1175 Perry Street
Columbus, OH 43201

Joseph Curcio
(or current occupant)
1173 Perry Street
Columbus, OH 43201

Nisha Shah, Max A. Grosel
(or current occupant)
1171 Perry Street
Columbus, OH 43201

Adam, Allison Milliken
(or current occupant)
1169 Perry Street
Columbus, OH 43201

Joshua T. Cox
(or current occupant)
1167 Perry Street
Columbus, OH 43201

Johaun Han Cheng, and others
(or current occupant)
1165 Perry Street
Columbus, OH 43201

1163 Perry, LLC
1163 Perry Street
Columbus, OH 43201

Christina M. Hall, Tr
(or current occupant)
1161 Perry Street
Columbus, OH 43201

Perry Street Hotel Acquisitions, LLC
150 East Broad Street
Columbus, OH 43215

Thrive Companies
c/o Steve Bollinger
842 North 4th Street, Suite 200
Columbus, OH 43215

Thrive Companies
c/o Austin Lindsay
842 North 4th Street, Suite 200
Columbus, OH 43215

Z25-
531 West Fifth Avenue
Exhibit A, Public Notice List
01/07/2025
Page 2 of 2

Rezoning Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-

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.

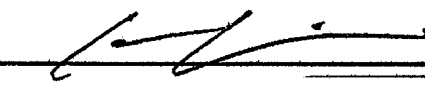
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charles Campisano
of (COMPLETE ADDRESS) Thrive Companies; 842 North 4th Street, Suite 200, Columbus, OH 43215
deposes and states that he 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:

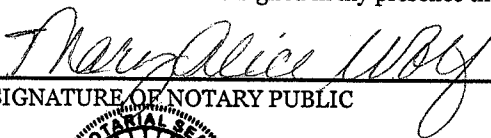
For Example: Name of Business or individual
Contact name and number
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees

<p>1. Founders Park Apts, LLC; 842 N. 4th St., Ste 200, Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Charles Campisano, (614) 496-8275</p>	<p>2. Townhomes on Perry, LLC; 842 N. 4th St., Ste 200, Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Charles Campisano, (614) 496-8275</p>
<p>3. The Harrison Market Community Auth.; 842 N. 4th St., Ste 200, Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Charles Campisano, (614) 496-8275</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 7th day of January, in the year 2025


SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

This Project Disclosure Statement expires six (6) months after date of notarization.

**LEGAL DESCRIPTION
ZONING SUBAREA C
5.06± ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5 and 6, Township 5, Range 22, Refugee Lands, being a portion of land located between lots 5 and 8 of Wm. Neil's Heirs Land, as delineated in Plat Book 3 Page 168, and all of the vacated right-of-way of an alley, vacated in City of Columbus Ordinance No. 2406-81, and part of the vacated right-of-way of Vermont Avenue, vacated in City of Columbus Ordinance No. 697-68, and being all of Lots 37 through 48 of the Markland Addition, as dedicated in Plat Book 4, Page 376, being all of Lots 74 through 81 of The Markland Addition Extension, as dedicated in Plat Book 7, Page 70, and being part of Lots 31 through 36 and Lots 69 through 73 of said The Markland Addition Extension, and being part of the remainder of a 5.130 acre tract as conveyed to Founders Park Apartments, LLC in Instrument Number 201812140168946, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northeasterly corner of said remainder of a 5.130 acre tract, same being the intersection of the westerly line of Perry Street (60'), as depicted in Plat Book 4 Page 164, and the southerly line of West Fifth Avenue (60') as delineated in Deed Book 223, Page 89;

Thence along said westerly right-of-way line and the easterly line of said remainder of a 5.130 acre tract, South 03°03'08" West, 400.6 feet to the southeasterly corner of said remainder of a 5.130 acre tract and the northeasterly corner of the Townhomes on Perry Condominium as declared in Instrument Number 202206060084174 and depicted in Condominium Plat Book 301, Page 562;

Thence along the southerly line of said remainder of a 5.130 acre tract, along the northerly line of said Townhomes on Perry Condominium, along the northerly line of the Townhomes on Perry Condominium First Amendment as declared in Instrument Number 202305230049993 and depicted in Condominium Plat Book 303, Page 45, along the northerly line of a remainder of a 2.052 acre tract conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413, and along a northerly line of a 4.200 acre tract as conveyed to The Harrison Market Community Authority in Instrument Number 201812140168953, North 86°56'52" West, 513.4 feet to the southwesterly corner of said remainder of a 5.130 acre tract and a northeasterly corner of said 4.200 acre tract;

Thence along a westerly line of said remainder of a 5.130 acre tract, along an easterly line of said 4.200 acre tract, and across said remainder of a 5.130 acre tract North 03°03'08" East, 47.2 feet to a point;

Thence continuing across said remainder of a 5.130 acre tract North 86°56'52" West, 46.1 feet to a point on a westerly line of said remainder of a 5.130 acre tract and on an easterly line of said 4.200 acre tract;

Thence in part continuing along an easterly line of said 4.200 acre tract, in part along a westerly line of said remainder of a 5.130 acre tract, and along the easterly line of a 1.860 acre tract as conveyed to Harrison West Senior Living, LLC in Instrument Number 201908190105131, North 03°03'07" East, 335.4 feet to a point on the southeasterly corner of a 0.004 acre tract conveyed the CITY OF COLUMBUS, OHIO in Instrument Number 20190510054672, the southwesterly corner of a 0.034 acre tract conveyed to the CITY OF COLUMBUS, OHIO in Instrument Number 20190510054670, and a northeasterly corner of said remainder of a 5.130 acre tract, also being on a southerly right-of-way line of said West Fifth Avenue;

Thence along the shared line between said 0.034 acre tract, said remainder of a 5.130 acre tract, and said southerly right-of-way line, the following x (x) courses:

- 1) South 86°56'05" East, 70.4 feet to a point;
- 2) North 37°22'27" East, 13.9 feet to a point;
- 3) South 86°56'05" East, 21.5 feet to a point;
- 4) North 03°03'55" East, 6.5 feet to a point on the northeasterly corner of said 0.034 acre tract;

Thence continuing along said southerly right-of-way line and the northerly line of said remainder of a 5.130 acre tract, South 86°56'05" East, 459.8 feet to the **TRUE POINT OF BEGINNING**, containing 5.06 acres, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2023 and is intended to be used for zoning purposes only.

**LEGAL DESCRIPTION
ZONING SUBAREA D2
0.66± ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 5, Township 5, Range 22, Refugee Lands, being part of the vacated right-of-way of Fourth Avenue and part of the 20 foot alley located between Lots 25 through 36 of Markland Addition, as dedicated in Plat Book 4, Page 376 and vacated by Ordinance Number 2110-2017 recorded in Instrument Number 201709280135574, and being all of Lots 65 and 66 and parts of Lot 64, Lot 67, and Lots 70 through 73 of the Markland Addition Extension, as dedicated in Plat Book 7 Page 70, and being part of the Townhomes on Perry Condominium Second Amendment of record in Condominium Plat Book 303, Page 414 and declared in Instrument Number 202310110106770, part of the remainder of a 2.052 acre tract conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413 and part of a 4.200 acre tract conveyed to THE HARRISON MARKET COMMUNITY AUTHORITY in Instrument Number 201812140168953, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way line of West Fifth Avenue (60 foot width) as dedicated in Deed Book 223, Page 89 and the westerly right-of-way line of Perry Street (60 foot width) as dedicated in Plat Book 4, Page 164;

Thence along the westerly right-of-way line of said Perry Street, South 03°03'08" West, 400.6 feet to a point;

Thence leaving said westerly right-of-way line and along the southerly line of a 5.130 acre tract conveyed to FOUNDERS PARK APARTMENTS, LLC in Instrument Number 201812140168946, along the northerly line of the Townhomes on Perry Condominium of record in Condominium Plat Book 301, Page 562 and declared in Instrument Number 202206060084174, along the northerly line of the Townhomes on Perry Condominium First Amendment of record in Condominium Plat Book 303, Page 45 and declared in Instrument Number 202305230049993, and along the northerly line of said Townhomes on Perry Condominium Second Amendment, North 86°56'52" West, 241.5 feet to the **TRUE POINT OF BEGINNING**;

Thence across said Townhomes on Perry Condominium Second Amendment, South 03°02'27" west, 183.5 feet to a point on the northerly line of a 0.410 acre tract conveyed to HARRISON MARKET COMMUNITY AUTHORITY in Instrument Number 202108310155132 and the southerly line of said Townhomes on Perry Condominium Second Amendment;

Thence along the southerly line of said Townhomes on Perry Condominium Second Amendment, along the northerly line of said 0.410 acre tract, and along the southerly line of said 2.052 acre remainder tract, North 86°25'29" West, 93.5 feet to a point;

Thence along an easterly line of said 2.052 acre remainder tract, along the westerly line of said 0.410 acre tract, and along an easterly line of said 4.200 acre tract, South 03°03'08" West, 53.3 feet to a point;

Thence continuing across said 4.200 acre tract for the following two (2) courses:

- 1) North 86°25'29" West, 31.5 feet to a point;
- 2) North 03°03'02" East, 46.6 feet to a point on a southerly line of said 2.052 acre remainder tract and a northerly line of said 4.200 acre tract;

Thence along the southerly line of said 2.052 acre remainder tract, along the northerly line of said 4.200 acre tract, and across said 4.200 acre tract, North 86°56'49" West, 22.5 feet to a point;

Thence continuing across said 4.200 acre tract and along a westerly line of said 2.052 acre remainder tract and an easterly line of said 4.200 acre tract, North 02°49'36" East, 189.0 feet to a point on the southerly line of said 5.130 acre tract;

Thence along the northerly line of said 2.052 acre remainder tract, the northerly line of said Townhomes on Perry Condominium Second Amendment, and the southerly line of said 5.130

acre tract, South 86°56'32" East, 148.2 feet to the **TRUE POINT OF BEGINNING**, containing 0.66 acres, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2024 and is intended to be used for zoning purposes only.

**LEGAL DESCRIPTION
ZONING SUBAREA F
4.19± ACRES**

Situated in the Stat of Ohio, County of Franklin, City of Columbus, being in Half Sections 5 and 6, Township 5, Range 22, Refugee Lands, being all of Lots 49 through 54 (inclusive), all of Lots 59 through 62 (inclusive), all of Lot 68, and part of Lots 53 through 55, 58, and Lots 67 through 70 (inclusive) of The Markland Addition Extension of record in Plat Book 7, Page 70, being part the right-of-way vacated per Ordinance 1973-96 as recorded in Instrument 201709280135574, being part of the right-of-way vacated per Ordinance 2110-2017 as recorded in Instrument Number 201709280135574, being part of Lot 5 and the tract of land between Lot 5 and Lot 8 of Wm. Neil's Heirs Land, as dedicated in Plat Book 3 Page 168, being part of a 4.200 acre tract as conveyed to The Harrison Market Community Authority in Instrument Number 201812140168953, being part of a 5.130 acre tract as conveyed to Founders Park Apartments, LLC in Instrument Number 201812140168946, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the northeasterly corner of said 5.130 acre tract, also being the intersection of the westerly right-of-way line of Perry Street (60 foot width) as depicted in Plat Book 4, Page 164, and the southerly right-of-way line of West Fifth Avenue (60 foot width) as depicted in Deed Book 223, Page 89;

Thence along said southerly right-of-way line, North 86°56'05" West, 1290.8 feet to a northeasterly corner of said 4.200 acre tract and the northwesterly corner of a 2.063 acre tract as conveyed to Perry Street Hotel Acquisitions, LLC in Instrument Number 201812140168942, said pin also being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence with the common lines of said 4.200 acre tract and said 2.063 acre tract, the following nine (9) courses:

- 1) South 03°03'55" West, 82.7 feet to a point;
- 2) South 21°37'45" East, 21.5 feet to a point;
- 3) South 29°38'08" East, 97.6 feet to a point;
- 4) South 62°12'19" East, 49.9 feet to a point;
- 5) South 84°40'03" East, 78.9 feet to a point;
- 6) South 86°56'05" East, 185.1 feet to a point;
- 7) South 41°52'07" East, 24.0 feet to a point;
- 8) South 03°07'53" West, 28.2 feet to a point;
- 9) South 71°24'16" East, 56.1 feet to the southeasterly corner of said 2.063 acre tract the southwesterly corner of a 1.860 acre tract as conveyed to Harrison West Senior Living, LLC in Instrument Number 201905100054672;

Thence along the southerly line of said 1.860 acre tract and the northerly line of said 4.200 acre tract, South 86°56'52" East, 149.0 feet to a point;

Thence along a westerly line of said 1.860 acre tract and along an easterly line of said 4.200 acre tract, South 03°03'08" West, 23.6 feet to a point;

Thence along the southerly line of said 1.860 acre tract and the northerly line of said 4.200 acre tract, South 86°56'52" East, 140.5 feet to a point on the westerly line of said 5.130 acre tract and being the southeasterly corner of said 1.860 acre tract;

Thence along the easterly line of said 4.200 acre tract and the westerly line of said 5.130 acre tract, South 03°03'08" West, 61.4 feet to a point;

Thence across said 5.130 acre tract, the following two (2) courses:

- 1) South 86°56'52" East, 46.1 feet to a point;
- 2) In part along an easterly line of said 4.200 acre tract and the westerly line of said 5.130 acre tract, South 03°03'08" West, 47.2 feet to the northeasterly corner of said 4.200 acre tract and a southwesterly corner of said 5.130 acre tract;

Thence along the southerly line of said 5.130 acre tract, and along a northerly line of said 4.200 acre tract, South 86°56'52" East, 123.7 feet to an the northwesterly corner of a 2.052 acre tract as conveyed to Townhomes on Perry, LLC in Instrument Number 202104290076413;

Thence along an easterly line of said 4.200 acre tract, along the westerly line of said 2.052 acre tract, and across said 4.200 acre tract, South 02°43'36" West, 189.0 feet to a point;

Thence continuing across said 4.200 acre tract and then along the southerly line of said 2.052 acre tract and a northerly line of said 4.200 acre tract, South 86°56'53" East, 16.6 feet to a point;

Thence across said 4.200 acre tract, South 03°03'19" West, 46.5 feet to a point;

Thence continuing across said 4.200 acre tract and then along the southerly line of a 0.410 acre tract conveyed to HARRISON MARKET COMMUNITY AUTHORITY in Instrument Number 202108310155132 and a northerly line of said 4.200 acre tract, South 86°25'29" East, 92.9 feet to a point on a northeasterly corner of said 4.200 acre tract and the northwesterly corner of the M/I Homes at Founders Park Condominium Tenth Amendment as declared in Instrument Number 202209260136192 and depicted in Condominium Plat Book 301, Page 571;

Thence along an easterly line of said 4.200 acre tract, along the westerly line of said M/I Homes at Founders Park Condominium Eleventh Amendment, along the westerly line of the M/I Homes at Founders Park Condominium Eleventh Amendment as declared in Instrument Number 202208090115374 and depicted in Condominium Plat Book 301, Page 726, along the westerly line of the M/I Homes at Founders Park Condominium Ninth Amendment Part Two as declared in Instrument Number 202204050051940 and depicted in Condominium Plat Book 301, Page 403; along the westerly line of the M/I Homes at Founders Park Condominium Seventh Amendment as declared in Instrument Number 202111030200494 and depicted in Condominium Plat Book 301, Page 1, along the westerly line of the M/I Homes at Founders Park Condominium Sixth Amendment Part 2 as declared in Instrument Number 202107150124670 and depicted in Condominium Plat Book 296, Page 58, and along the westerly line of the M/I Homes at Founders Park Condominium Fifth Amendment Part Two as declared in Instrument Number 202105250092008 and depicted in Condominium Plat Book 295, Page 93, and along an easterly line of said 1.800 acre tract, South 03°34'31" West, 421.5 feet to a northeasterly corner of a 1.800 acre tract conveyed to the City of Columbus in Instrument Number 201812140168952;

Thence along the northerly line of said 1.800 acre tract and along the southerly line of said 4.200 acre tract, North 86°58'39" West, 117.2 feet to a point at the southwest corner of said 4.200 acre tract, the northwesterly corner of said 1.800 acre tract, and on the easterly line of a tract conveyed to Charles F. Hansberger in Deed Book 347, Page 306;

Thence along the westerly line of said 4.200 acre tract and along the easterly line of a tract conveyed to Charles F. Hansberger in Deed Book 347, Page 306, North 03°02'57" East, 82.0 feet to a southwest corner of said 4.200 acre tract and the northeasterly corner of said Hansberger tract conveyed in Deed Book 347, Page 306;

Thence along a southerly line of said 4.200 acre tract and the northerly line of said Hansberger tract conveyed in Deed Book 347, Page 306, North 86° 25' 29" West, 115.1 feet to a point on the centerline of the Olentangy River, being the northwesterly corner of said Hansberger tract, and the southwest corner of said 4.200 acre tract, and being on the easterly line of a 16.52 acre tract, as conveyed to the City of Columbus, as recorded in Deed Book 954 Page 511, and also being on the westerly line of said Lot 5, and the easterly line of said Lot 8;

Thence along the centerline of the Olentangy River, the easterly line of said 16.52 acre tract, the easterly line of said Lot 8, the westerly line of said Lot 5, and the perimeter of said 4.200 acre tract, the following 4 (four) courses:

- 1) North 03° 59' 23" West, 85.5 feet, to a point;
- 2) North 06° 49' 47" West, 64.3 feet, to a point;
- 3) North 13° 07' 37" West, 86.6 feet, to a point;
- 4) North 34° 23' 10" West, 96.1 feet, to a point, being the southwest corner of a 3.658 acre tract as conveyed to the City of Columbus, as recorded in Deed Book 1040 Page 85, and westerly corner of said Lot 5 and on the easterly line of said 16.52 acre tract, and easterly corner of said Lot 8;

Thence along the southerly line of said 3.658 acre tract, and a tract of land as shown between Lot 8 and Lot 5 of said Wm. Neil's Heirs Land, and the northerly line of said Lot 5 and along the perimeter of said 4.200 acre tract, South 86° 24' 21" East, 29.22 feet to a point at the southeasterly corner of said 3.658 acre tract;

Thence across said tract between Lot 8 and Lot 5 and along the westerly line of said 4.200 acre tract, and the easterly line of said 3.658 acre tract, North 03°03'09" East, 149.7 feet to a point at the northeasterly corner of said 3.658 acre tract;

Thence continuing across said tract between Lot 8 and Lot 5, and along the northerly line of said 3.658 acre tract, and the southerly line of said 4.200 acre tract, the following 3 (three) courses:

- 1) North 52° 23' 25" West, 42.4 feet to a point of curvature;
- 2) Along a curve to the left, having a radius of 1270.00 feet, a delta angle of 25° 18' 47", an arc length of 561.1 feet, and a chord bearing and distance of North 65° 02' 48" West, 556.5 feet to a point of tangency;
- 3) North 77° 49' 35" West, 89.1 feet to a point of curvature, being the southeasterly corner of a 0.205 acre tract as conveyed to the State of Ohio by deed as recorded in Deed Book 2824 Page 393, designated as parcel 3-WL (FRA-315-0.39), as shown in ODOT Right-of-Way plans, also being the northerly corner of a 7.047 acre tract as conveyed to the State of Ohio by deed as recorded in Deed Book 2801 Page 549, designated as parcel 2-WL (FRA-315-0.39), as shown in ODOT Right-of-Way plans;

Thence continuing across said tract between Lot 8 and Lot 5, and along the easterly line of said 0.205 acre tract, and Limited Access Right-of-Way line, and the westerly line of said 4.200 acre tract the following 4 (four) courses:

- 1) Along a curve to the right having a radius of 59.62 feet, a delta angle of 40° 37' 03", an arc length of 42.3 feet, and a chord bearing and distance of North 57° 31' 04" West, 41.4 feet, to a point of tangency;
- 2) North 37° 20' 23" West, 84.7 feet, to a point of curvature;
- 3) Along a curve to the right having a radius of 59.96 feet, a delta angle of 40° 21' 19", an arc length of 42.2 feet, and a chord bearing and distance of North 17° 09' 44" West, 41.4 feet to a point of tangency;
- 4) North 03° 02' 42" East, 85.0 feet to a point on the southerly right-of-way line of said West Fifth Avenue, being the southerly line of a tract as conveyed to City of Columbus, as recorded in Deed Book 223 Page 89, and being on the northerly line of the remainder of said original 8.465 acre tract;

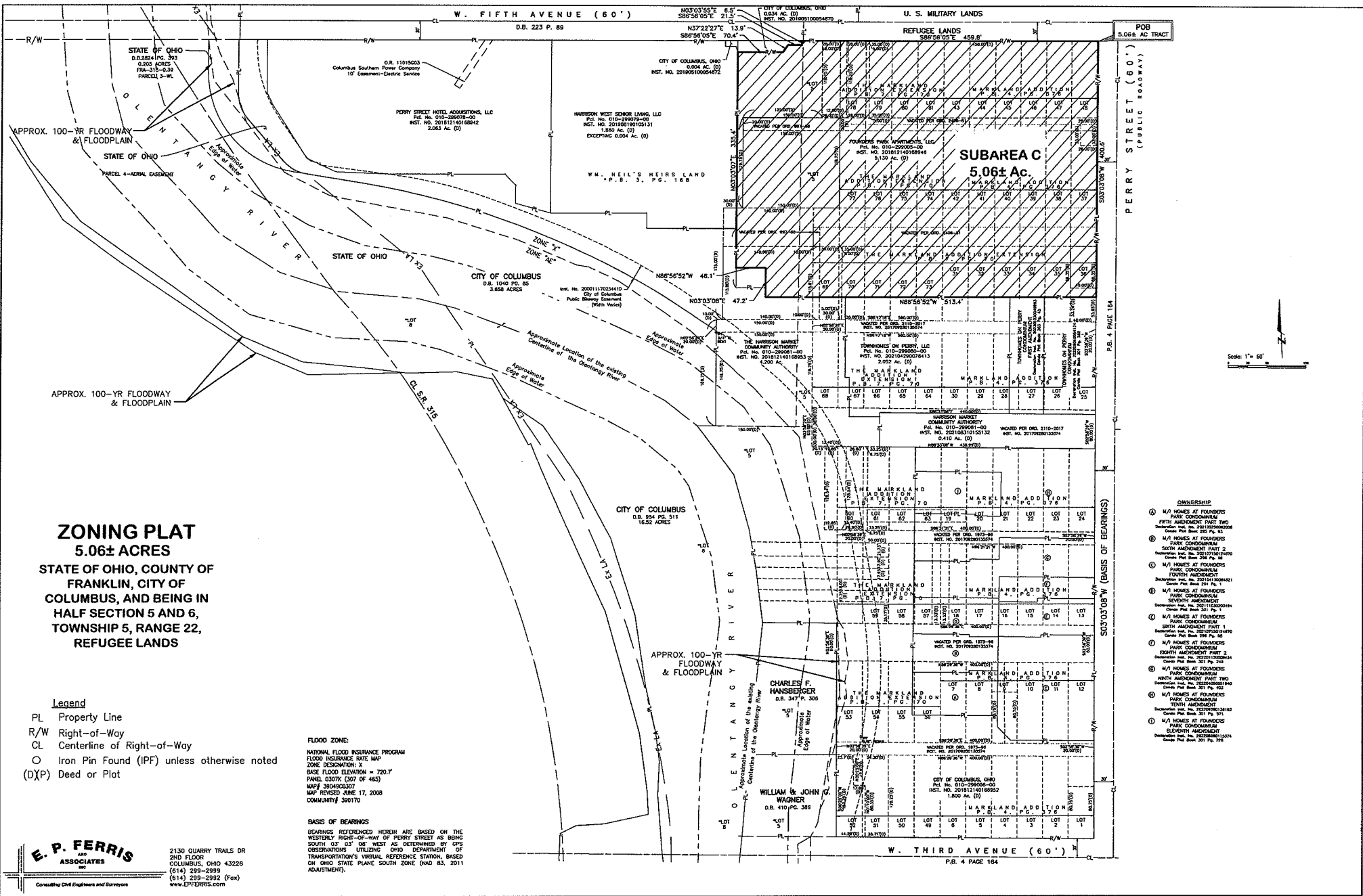
Thence continuing across said tract between Lot 8 and Lot 5, and along the southerly line of said City of Columbus tract, and said West Fifth Avenue and the northerly line of the remainder of said 8.465 acre tract and along the perimeter of said 4.200 acre tract, South 86°56'05" East, 43.63 feet to an iron pin set, said pin being the **POINT OF TRUE BEGINNING**, containing 4.19 acres, more or less.

Subject to an Aerial Easement designated as Parcel 4 (FRA-315-0.39), being a 0.064 acre tract, as conveyed to the State of Ohio as recorded in Deed Book 2806 Page 583.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the westerly right-of-way of Perry Street as being South 03°03'08" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description is based on records obtained by E.P. Ferris and Associates in 2023 and is intended to be used for zoning purposes only.



ZONING PLAT
5.06± ACRES

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN HALF SECTION 5 AND 6, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

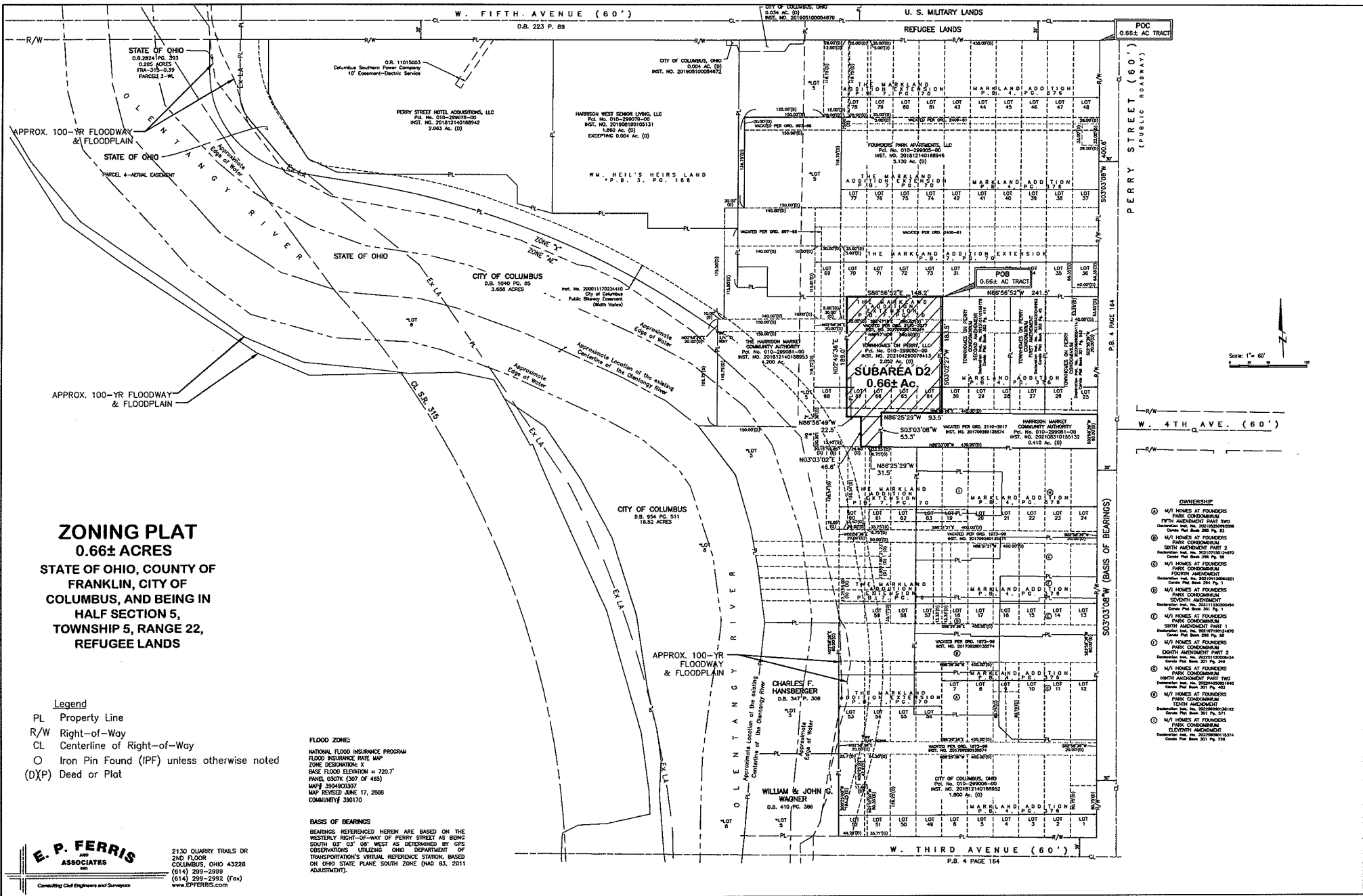
- Legend**
- PL Property Line
 - R/W Right-of-Way
 - CL Centerline of Right-of-Way
 - Iron Pin Found (IPF) unless otherwise noted
 - (D)(P) Deed or Plat

FLOOD ZONE:
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X
BASE FLOOD ELEVATION = 720.7'
PANEL 0307K (SOT OF 453)
WAF# 30049C0307
MAP REVISED JUNE 17, 2008
COMMUNITY 300170

BASIS OF BEARINGS
BEARINGS REFERENCED HEREIN ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF PERRY STREET AS BEING SOUTH 03° 03' 00" WEST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE (NAD 83, 2011 ADJUSTMENT).

- OWNERSHIP**
- ① M/A HOMES AT FOUNDERS PARK CONDOMINIUM FIFTH AMENDMENT FRUIT TWO Declaration No. 20100100000086 Case File No. 201 Pa. 33
 - ② M/A HOMES AT FOUNDERS PARK CONDOMINIUM SIXTH AMENDMENT FRUIT 2 Declaration No. 20100100000090 Case File No. 201 Pa. 33
 - ③ M/A HOMES AT FOUNDERS PARK CONDOMINIUM FOURTH AMENDMENT Declaration No. 20100100000081 Case File No. 201 Pa. 33
 - ④ M/A HOMES AT FOUNDERS PARK CONDOMINIUM SEVENTH AMENDMENT Declaration No. 20111000000094 Case File No. 201 Pa. 33
 - ⑤ M/A HOMES AT FOUNDERS PARK CONDOMINIUM SEVEN AMENDMENT FRUIT 1 Declaration No. 20100100000080 Case File No. 201 Pa. 33
 - ⑥ M/A HOMES AT FOUNDERS PARK CONDOMINIUM EIGHT AMENDMENT FRUIT TWO Declaration No. 20111000000094 Case File No. 201 Pa. 33
 - ⑦ M/A HOMES AT FOUNDERS PARK CONDOMINIUM TENTH AMENDMENT Declaration No. 20100100000082 Case File No. 201 Pa. 33
 - ⑧ M/A HOMES AT FOUNDERS PARK CONDOMINIUM ELEVENTH AMENDMENT Declaration No. 20100100000083 Case File No. 201 Pa. 33

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Consulting Civil Engineers and Surveyors



ZONING PLAT
0.66± ACRES

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN HALF SECTION 5, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

Legend

- PL Property Line
- R/W Right-of-Way
- CL Centerline of Right-of-Way
- Iron Pin Found (IPF) unless otherwise noted
- (D)X(P) Deed or Plat

FLOOD ZONE:
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X
BASE FLOOD ELEVATION = 720.7
PANEL 0307K (S07 OF 463)
MAP # 300490307
MAP REVISED JUNE 17, 2008
COMMUNITY # 390170

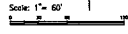
BASIS OF BEARINGS
BEARINGS REFERENCED HEREIN ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF PERRY STREET AS BEING SOUTH 03° 03' 02" WEST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE (NAD 83, 2011 ADJUSTMENT).

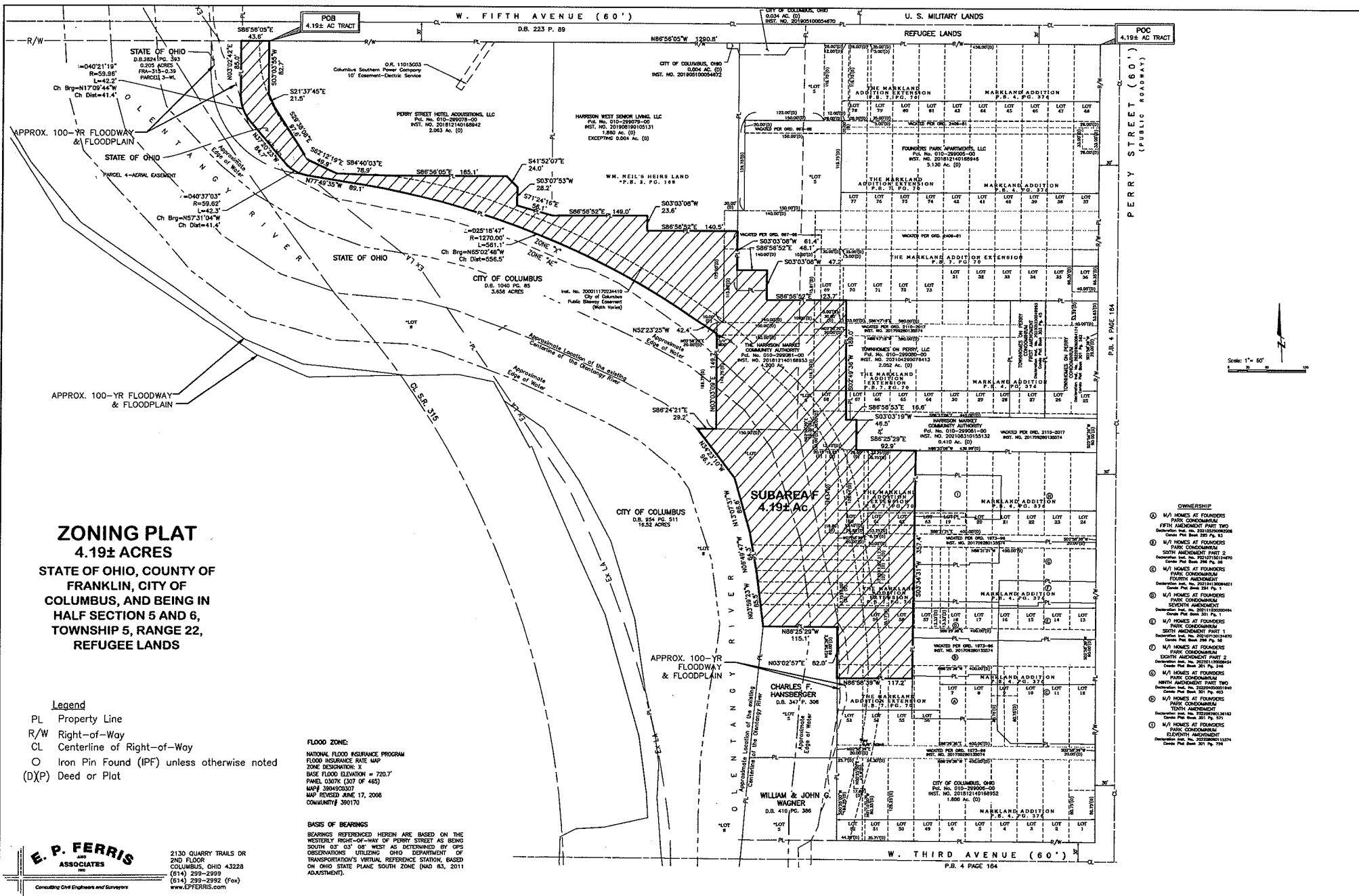
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Consulting Civil Engineers and Surveyors

- CONVEYANCE**
- ① M/I HOMES AT FOUNDERS PARK CONDOMINIUM FIFTH AMENDMENT PART TWO Declaration Int. No. 2015020283084 Cover Plat Book 298 Pg. 83
 - ② M/I HOMES AT FOUNDERS PARK CONDOMINIUM SIXTH AMENDMENT PART 2 Declaration Int. No. 201501028490 Cover Plat Book 298 Pg. 38
 - ③ M/I HOMES AT FOUNDERS PARK CONDOMINIUM FOURTH AMENDMENT Declaration Int. No. 2015010284821 Cover Plat Book 294 Pg. 31
 - ④ M/I HOMES AT FOUNDERS PARK CONDOMINIUM SEVENTH AMENDMENT Declaration Int. No. 2015100285944 Cover Plat Book 301 Pg. 1
 - ⑤ M/I HOMES AT FOUNDERS PARK CONDOMINIUM SIXTH AMENDMENT PART 1 Declaration Int. No. 2015010284790 Cover Plat Book 298 Pg. 34
 - ⑥ M/I HOMES AT FOUNDERS PARK CONDOMINIUM EIGHTH AMENDMENT PART 2 Declaration Int. No. 2015010285044 Cover Plat Book 301 Pg. 40
 - ⑦ M/I HOMES AT FOUNDERS PARK CONDOMINIUM TENTH AMENDMENT Declaration Int. No. 2015090286182 Cover Plat Book 301 Pg. 31
 - ⑧ M/I HOMES AT FOUNDERS PARK CONDOMINIUM ELEVENTH AMENDMENT Declaration Int. No. 201509028613374 Cover Plat Book 301 Pg. 29





ZONING PLAT
4.19± ACRES
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN HALF SECTION 5 AND 6, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

- Legend**
- PL Property Line
 - R/W Right-of-Way
 - CL Centerline of Right-of-Way
 - Iron Pin Found (IPF) unless otherwise noted
 - (D)(X)P Deed or Plat

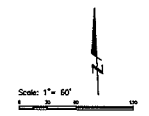
FLOOD ZONE:
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 ZONE DESIGNATION: X
 BASE FLOOD ELEVATION = 720.7'
 PANEL 0307K (S07 OF 46S)
 MAP# 3994500307
 MAP REVISED JUNE 17, 2008
 COMMUNITY 390170

BASIS OF BEARINGS
 BEARINGS REFERENCED HEREIN ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF PERRY STREET AS BEING SOUTH 03° 03' 00" WEST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE (NAD 83, 2011 ADJUSTMENT).

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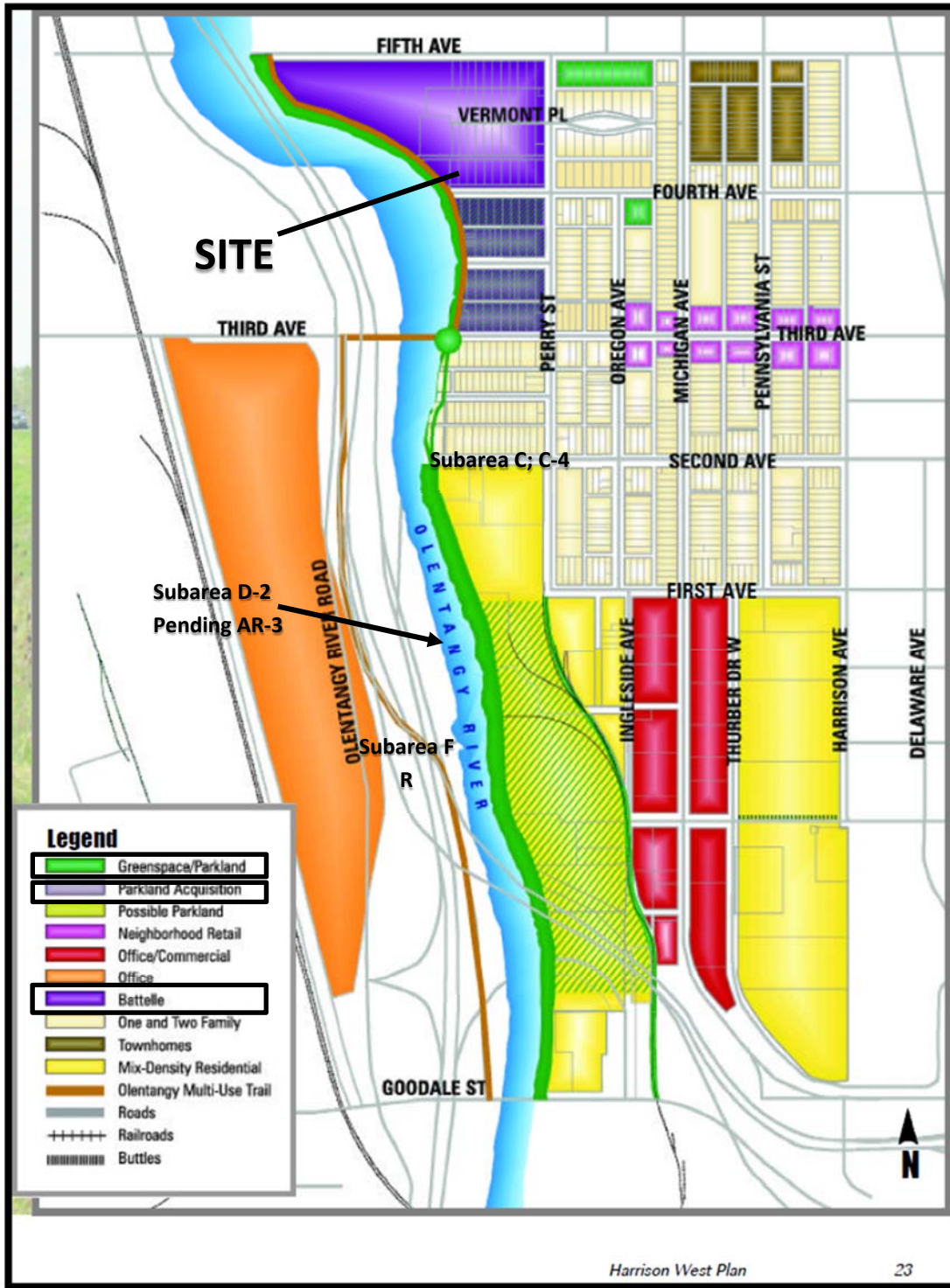


- OWNERSHIP**
- ① M/I HOMES AT FOUNDERS PARK CONDOMINIUM FIFTH AMENDMENT PART TWO Declaration Ref. No. 201102000044 Date: Feb. 28, 2011
 - ② M/I HOMES AT FOUNDERS PARK CONDOMINIUM SIXTH AMENDMENT PART 2 Declaration Ref. No. 201102000045 Date: Feb. 28, 2011
 - ③ M/I HOMES AT FOUNDERS PARK CONDOMINIUM FOURTH AMENDMENT Declaration Ref. No. 201102000041 Date: Feb. 28, 2011
 - ④ M/I HOMES AT FOUNDERS PARK CONDOMINIUM SEVENTH AMENDMENT Declaration Ref. No. 201102000046 Date: Feb. 28, 2011
 - ⑤ M/I HOMES AT FOUNDERS PARK CONDOMINIUM SIXTH AMENDMENT PART 1 Declaration Ref. No. 201102000040 Date: Feb. 28, 2011
 - ⑥ M/I HOMES AT FOUNDERS PARK CONDOMINIUM EIGHTH AMENDMENT PART 2 Declaration Ref. No. 201102000048 Date: Feb. 28, 2011
 - ⑦ M/I HOMES AT FOUNDERS PARK CONDOMINIUM TENTH AMENDMENT Declaration Ref. No. 201102000049 Date: Feb. 28, 2011
 - ⑧ M/I HOMES AT FOUNDERS PARK CONDOMINIUM ELEVENTH AMENDMENT Declaration Ref. No. 201102000050 Date: Feb. 28, 2011

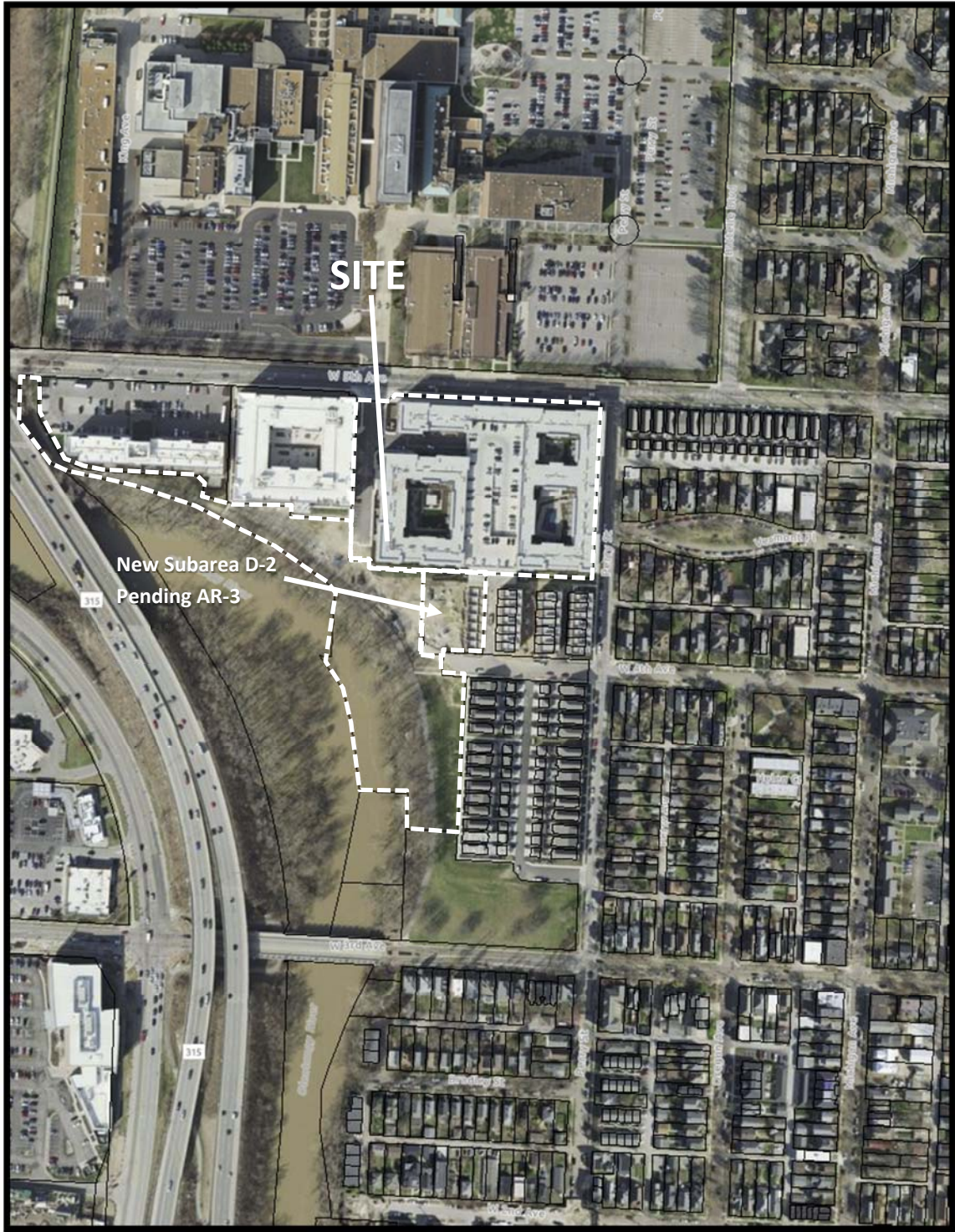


P.B. 4 PAGE 164

P.B. 4 PAGE 164



Z25-001
 531 W. 5th Ave.
 Approximately 9.91 acres
 AR-1 to AR-3 (Subarea D-2 only)



Z25-001
531 W. 5th Ave.
Approximately 9.91 acres
AR-1 to AR-3 (Subarea D-2 only)