



**FOUR SEASONS
LAND COMPANY**

LAND DEVELOPMENT &
REAL ESTATE BROKERAGE SERVICES



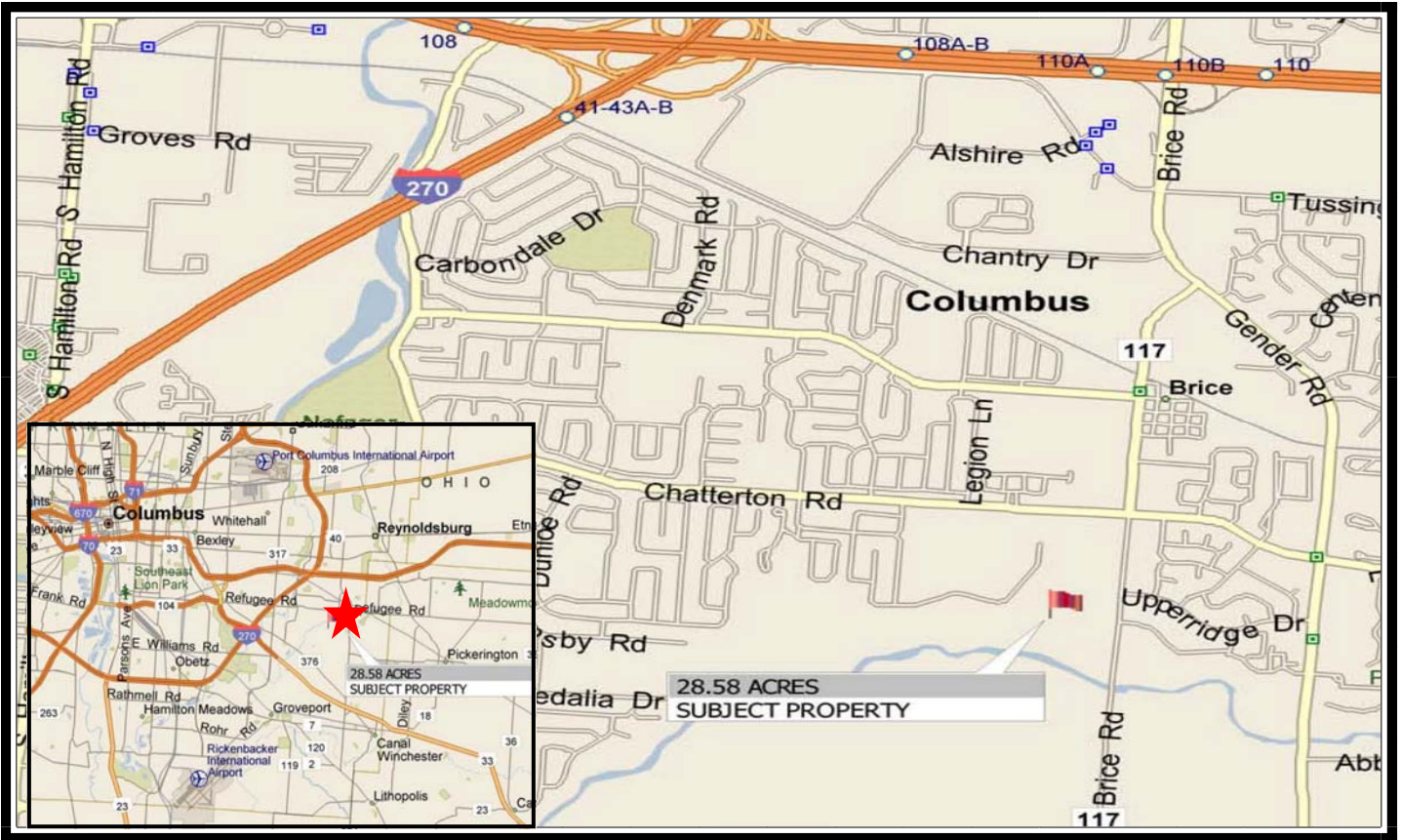
FOR SALE 28.58 ACRES

DEVELOPMENT LAND

0 Brice Road, Canal Winchester, OH 43110
Franklin Cty. Auditor PID 530-122777-00

- City of Columbus Zoned R-Residential
- City Water/ Sewer Services @ Property
- ~ 9 Ac. 100 Yr. Flood Plain, ~19.58 Ac. Net of Flood Plain.
- 863'/145' Continuous Frontage, 1,008' Total

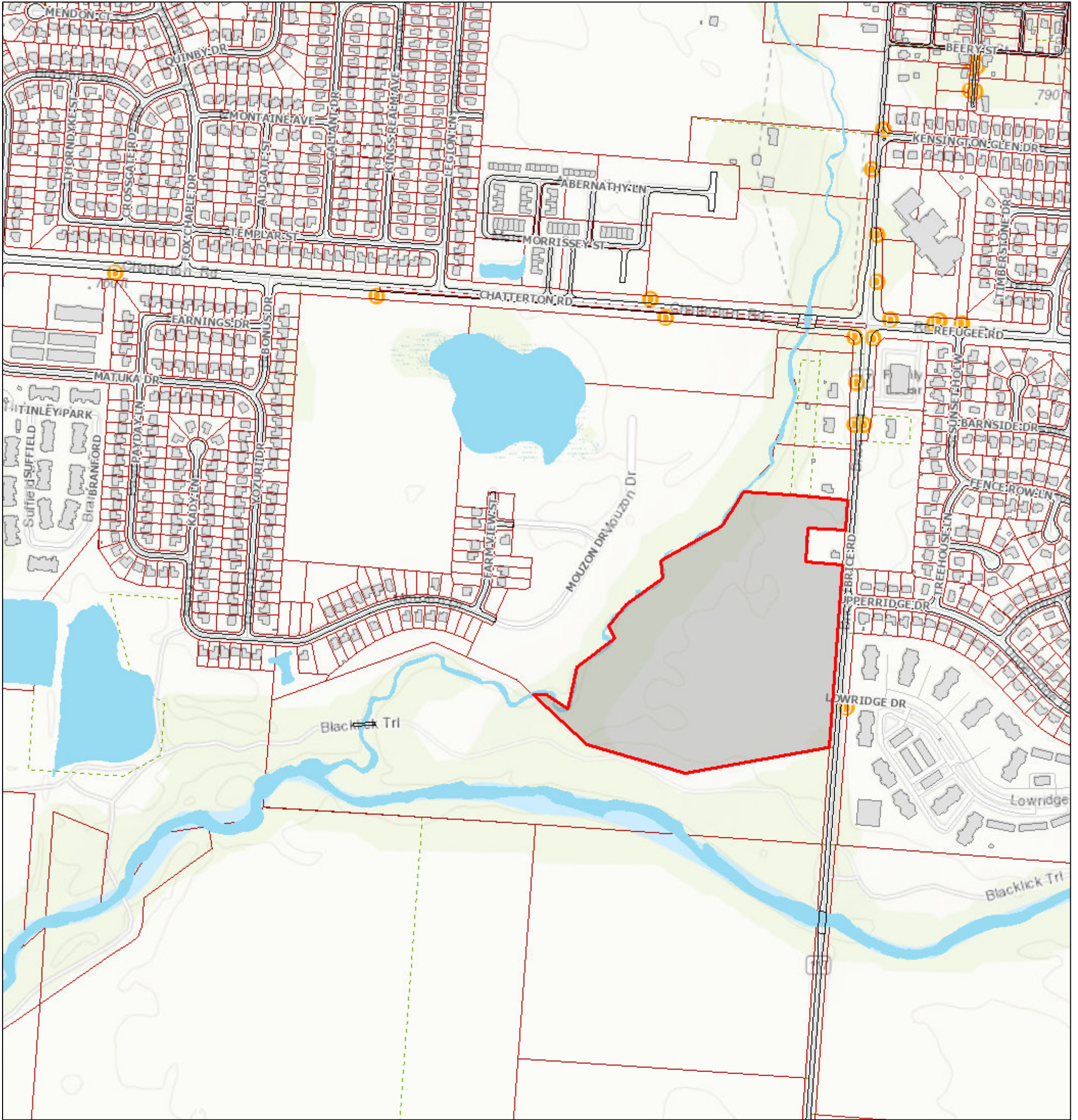
PRICE: \$500,000



**FOUR SEASONS
LAND COMPANY**

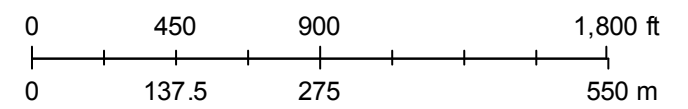
(614) 898-LAND(5263)

FOURSEASONSLANDCO.COM

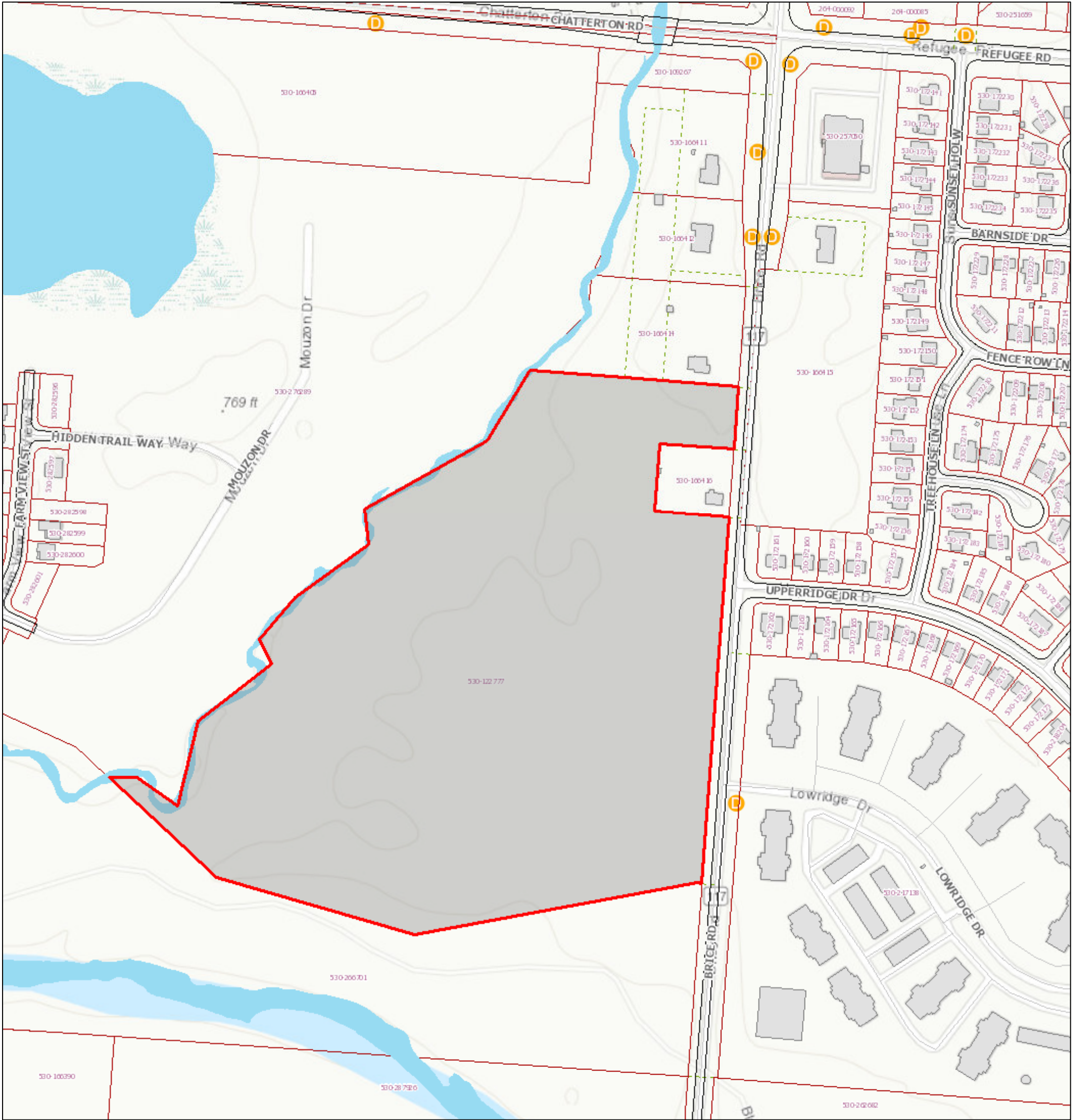


April 2, 2018

1:7,207

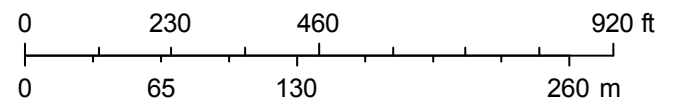


Franklin County Auditor
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,
 GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
 Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
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April 2, 2018

1:3,603

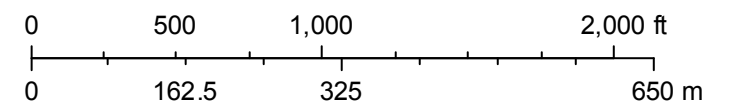


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



November 26, 2017

1:7,895

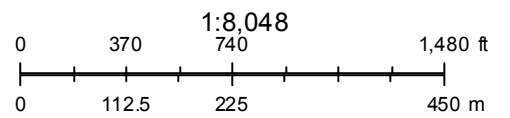


Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

28.58 ACRES TOPO



April 2, 2018



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Columbus GIS

100 YEAR FLOOD PLAIN MAP



Trails At Chatterton East Subdivision

Z76-021
1/7/1981
ARLD, H-35

Z76-021
1/7/1981
R2, H-35

Z00-086
3/6/2001
CPD, H-35

Z76-027
8/18/1976
AR12, H-35

Z76-027
8/18/1976
AR12, H-35

Z98-069
4/7/1999
R2, H-35

Z99-105
5/31/2000
LARLD, H-35

Z04-052
1/5/2005
LR2, H-35

ANNEX7164
6/28/1974
R, H-35

Z76-027
8/18/1976
SR, H-35

Z76-027
8/18/1976
AR12, H-35

Z76-027
8/18/1976
S4, H-35

Z76-027
8/18/1976
SR, H-35

Z76-027
8/18/1976
SR, H-35

Z76-027
8/18/1976
SR, H-35

Z76-027
8/18/1976
SR, H-35

SUBJECT PROPERTY

Z76-027
8/18/1976
AR12, H-35

Z76-027
8/18/1976
SR, H-35

ANNEX7164
6/28/1974
R, H-35

Z90-043
6/20/1990
R2F, H-35

Z91-081
4/22/1993
LARLD, H-35

Z91-081
4/22/1993
LAR12, H-35

Z02-105
5/21/2003
LAR12, H-35

CITY OF COLUMBUS ZONING MAP

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, City of Columbus GIS, Columbus GIS

Zoning Report

Site Information

Address	BRICE RD
Mailing Address	4745 LITHOPOLIS WINCHESTE CANAL WINCHESTER OH 43110
Owner	WRIGHT NANCY E SIMPSON FLORENCE J, SIMPS
Parcel Number	530122777
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z04-052, Residential, LR2, 1/5/2005, H-35 ANNEX7164, Residential, R, 6/28/1974, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Greater South East Area Commission
Historic Site	No
Flood Zone	In
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

CITY OF COLUMBUS UTILITY MAP

SEWER & WATER LINES





Instr: 199910220266653 10/22/1999
Pages: 4 Fee: \$22.00 10:36AM
Richard B. Metcalf T19990148528
Franklin County Recorder BXCARLILE

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned, (hereinafter "Grantors"), for One Dollar (\$1.00) and other good and valuable consideration paid by **Affordable Housing Associates, Inc.**, an Ohio Corporation, (hereinafter "Grantee"), do hereby grant to Grantee, its successors and assigns forever, a perpetual and exclusive easement in, over, under, across and through the following described real property more particularly described as follows in the attached Exhibit A (the "Easement Area"), for the purpose of constructing, installing, reconstructing, operating, maintaining, inspecting, repairing, removing, renewing and replacing a sanitary sewer line and appurtenances thereto (the "Improvement"), together with the right of access to said easement area for said purpose.

Grantors also hereby grant to Grantee, its successors and assigns, the right to use, only during the period of construction/installation of the sewer herein provided for, an additional area of land more particularly described as follows:

Being a 30 foot wide strip of land parallel and contiguous with the north side of the permanent easement described hereinabove.

This Deed of Easement is executed, granted and delivered by Grantors, for themselves and their heirs, successors and assigns, and accepted by Grantee, for itself and its successors and assigns, upon the following condition, to wit:

That rights granted herein shall not be construed to interfere with or restrict the use of the premises with respect to the construction and maintenance of property improvements in, along and over the premises herein described so long as the same are constructed so as not to interfere with the use and maintenance of the facilities herein provided for.

TO HAVE AND TO HOLD said Easement Area unto said Grantee, Affordable Housing Associates, Inc., its successors and assigns forever, for the uses and purposes hereinbefore described.

IN WITNESS WHEREOF, the Grantors have caused this Deed of Easement to be executed and subscribed this 30th day of July, 1999.

Carlile Patchen & Murphy Box

Signed in the Presence Of

[Signature]
Witness

Alisa K. August
Print Name

John J. Paris
Witness

JOHN J. PARIS
Print Name

[Signature]
Witness

Alisa K. August
Print Name

John J. Paris
Witness

JOHN J. PARIS
Print Name

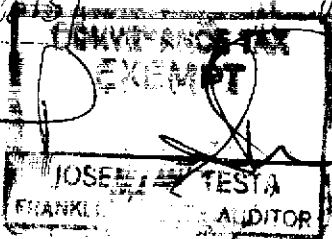
GRANTORS:

Charles G. Simpson 7-26-99
Charles Simpson

Florence Simpson 7-26-99
Florence Simpson

Joseph D. Wright
Joseph D. Wright

Nancy Wright
Nancy Wright



TRANSFERRED
NOT NECESSARY
OCT 27 1999
FRANKLIN COUNTY, OHIO

SANITARY SEWER EASEMENT - PAGE TWO

AKA
Witness

STP
Steven P. Troilo/Executor for
the Estate of Leonard R. Troilo

ALISA K. ARGUST
Print Name


Carol A. Parker
Carol A. Parker, Executor for
the Estate of Leonard R. Troilo

Witness


JOHN J. PARISI
Print Name

STATE OF OHIO, COUNTY OF FRANKLIN, SS:


BE IT REMEMBERED that on the 26th day of July, 1999, before me, the subscriber, a Notary Public in for said county and state, personally appeared the above named Charles Simpson and Florence Simpson, two of the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the 26th day and year aforesaid.
 ALISA K. ARGUST
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUG. 14, 2000
AKA
Notary Public


BE IT REMEMBERED that on the 31st day of July, 1999, before me, the subscriber, a Notary Public in for said county and state, personally appeared the above named Joseph D. Wright and Nancy Wright, two of the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the 31st day and year aforesaid.
 ALISA K. ARGUST
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUG. 14, 2000
AKA
Notary Public

BE IT REMEMBERED that on the 30th day of July, 1999, before me, the subscriber, a Notary Public in for said county and state, personally appeared the above named Steven P. Troilo, Executor for the Estate of Leonard R. Troilo, one of the Grantors in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed, for the purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the 30th day and year aforesaid.
 ALISA K. ARGUST
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUG. 14, 2000
AKA
Notary Public

BE IT REMEMBERED that on the 30th day of July, 1999, before me, the subscriber, a Notary Public in for said county and state, personally appeared the above named Carol A. Parker, Executor for the Estate of Leonard R. Troilo, one of the Grantors in the foregoing Deed, and acknowledged the signing of the same to be her voluntary act and deed, for the purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the 30th day and year aforesaid.
 ALISA K. ARGUST
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUG. 14, 2000
AKA
Notary Public

July 7, 1999

DESCRIPTION OF A SANITARY SEWER EASEMENT
SOUTH OF REFUGEE ROAD
WEST OF BRICE ROAD
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being a 15.00 foot wide strip of land located within those tracts of land described in deeds to Joseph D. Wright, Jr. & Etal (3), of record in Official Records Volume 19526, Page D10 (131.452 Acres) and Instrument No. OR 19526 D10 (0.871 Acre), all references to records herein are those located in the Recorder's Office, Franklin County, Ohio, said strip being more particularly described as follows:

Beginning FOR REFERENCE at a point at the southwesterly corner of said 0.871 acre tract and at an angle point in the westerly perimeter of said 131.452 acre tract; thence North 7° 59' 34" East, along the westerly line of said 0.871 acre tract, a distance of 2.50 feet to the TRUE PLACE OF BEGINNING;

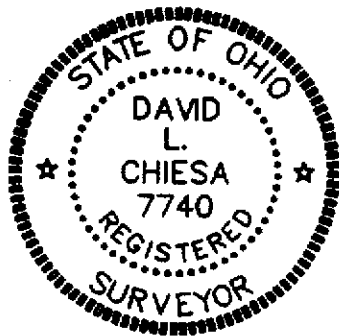
Thence North 7° 59' 34" East, continuing along said westerly line, a distance of 15.02 feet to a point;

Thence through said 0.871 acre tract and said 131.452 acre tract the following courses:

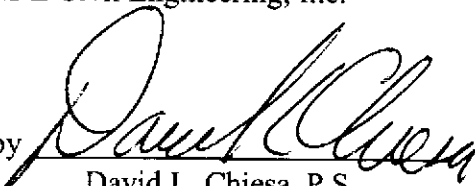
1. South 79° 25' 39" East, a distance of 197.27 feet to a point;
2. South 10° 34' 21" West, a distance of 15.00 feet to a point;
3. North 79° 25' 39" West, a distance of 196.59 feet to the TRUE PLACE OF BEGINNING.

Bearings herein are based on North 7° 59' 34" East for the westerly line of the referenced 0.871 acre tract.

This description was prepared by M-E Civil Engineering, Inc.



M-E Civil Engineering, Inc.

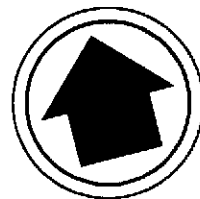
by 

David L. Chiesa, P.S.
Registered Surveyor No. 7740

M-E CIVIL ENGINEERING INC.

635 BROOKSEGE BOULEVARD
WESTERVILLE, OHIO 43081
PHONE (614) 818-4900
FAX (614) 818-4902

SANITARY SEWER EASEMENT EXHIBIT



NORTH

NORTH LINE SECTION 2

CITY OF COLUMBUS
O.R.V. 34957, PG. B19
3.675 ACRES

(FUTURE CHATTERTON ROAD)

APOSTOLIC CHURCH OF CHRIST
O.R.V. 4728, PG. A11
28.098 ACRES

AFFORDABLE HOUSING ASSOCIATES, INC.
O.R.V. 34203, PG. I19
187.590 ACRES (ORIGINAL)

0.871 ACRES
INSTR. No.

EXISTING 20' SANITARY
SEWER EASEMENT

JOSEPH D. WRIGHT JR. & ETAL (3)
O.R.V. 19526, PG. D10
131.452 ACRES (ORIG.)

**TRUE PLACE
OF BEGINNING**
N07°59'34"E 15.02'
N07°59'34"E 2.50'

REFERENCE POINT

S79°25'39"E 197.27'
N79°25'39"W 196.59'
S10°34'21"W 15.00'

**15' SANITARY
SEWER EASEMENT**

BEARING REFERENCE
BEARINGS HEREON ARE BASED ON
NORTH 7°59'34"EAST FOR THE
WESTERLY LINE OF THE REFERENCED
0.871 ACRE TRACT.



SCALE 1" = 100'

DATE 7/7/99 JOB NUMBERS 99-098

REVISED DATES _____

SURV'D	DRAWN	CHECKED
EM	DC	DC

BY *David L. Chiesa* 7740
REGISTERED SURVEYOR No.

DWG NAME: SANEASE