

PROPOSED DEVELOPMENT: NEW GROUND SIGN FOR SENIOR LIVING CENTER

7220 MUIRFIELD DR.

TAX ID/PARCEL: 273-003600-00

- FORMERLY KNOWN AS "EMERALD CROSSINGS"; OLD SIGNAGE HAS BEEN REMOVED
- A TEMPORARY SIGN HAS BEEN INSTALLED NEAR STONE WALL BY MAIN DRIVEWAY WHICH READS "BROOKDALE MUIRFIELD"
- NEW GROUND SIGN WILL BE PLACED NEAR CURRENT TEMPORARY SIGN LOCATION PENDING PLANNING & ZONING APPROVAL
- SIGN CONFORMS IN ALL PERTINENT RESPECTS TO APPROVED PRELIMINARY DEVELOPMENT PLAN
- SIGN IS APPROPRIATE SIZE, SCALE & DESIGN IN RELATIONSHIP WITH BUILDING, SITE & SURROUNDINGS
- NO TREES WILL BE REMOVED
- FOOTPRINT OF SIGN IS SMALL SO MINIMUM LANDSCAPING WILL BE AFFECTED
- SIGN WILL NOT INTERFERE WITH PEDISTRIAN OR VEHICULAR CIRCULATION
- THERE ARE NO PLANS TO ILLUMINATE THIS SIGN

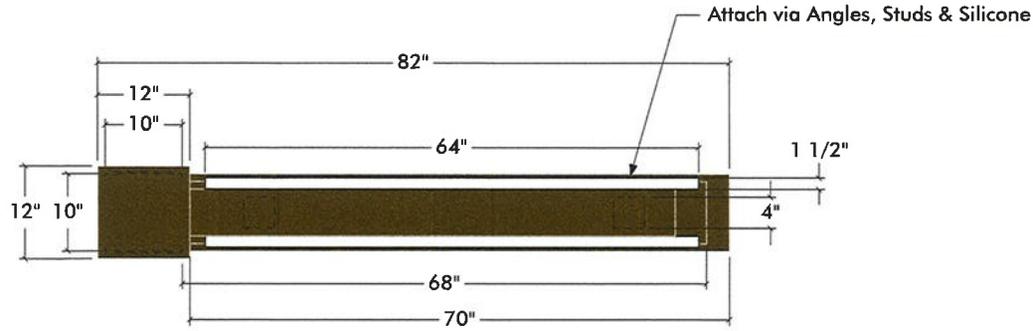
SUBMITTED BY: PR SIGNS AND SERVICE, OWNER: PHILIP RADKE

1184 BONHAM AVE.

COLUMBUS OH 43211

614-252-7090

COLUMBUS LICENSE # GSE00022



Combined Total of Leaf Logo & Locator Copy = 4.63% of the Total 14-1/4 Sq.Ft.



OHIO

1. Main ID (F17) - Duranotic

1-DF Unit(s)

1/2" = 1' 0"

Order ID 39272 (ref. 38144)
EHF

Rev. #0

jem --

CS SO DI SI CP

Structure: (alum.)
(1-DF) 82" x 60" x 12"

Panel: (HDU)
(2-SF) 64" x 32" x 1-1/2"

Angle Supports: (alum.)
(4) 1-1/2" x 2" x 58"
- attach to panel via FHWS

Colors: (Enamel, unless otherwise noted)

- OS101/N202 White - raised panel background, edges & back
- routed colorbreak & bar copy (SLS); angle supports; #10 hardware
- OS155 Reflex Blue - routed main copy; raised lower bar
- PL1441 Gargon - routed (lightest) leaf graphic
- PL1442 Balsam Green - routed (middle) leaf graphic
- PL1443 Brookside Moss - routed (darkest) leaf graphic & stem
- SC900-855-O Dark Grey Vinyl - location copy & rule lines
- SC900-101-O White Grey Vinyl - address numerals
- MP41-312 Med. Bronze - upper frame section surfaces
- angled mid-section surfaces & column
- base section surfaces;
- column base wrap & cap

Hardware:

- (2) 3" x 3" x 72" Tube Legs
- (4) 3/8" x 1-1/2" All Thread
- (30) #10 x 1" FHWS
- (10) #10 x 1" FHSDS
- (8) 1/4" x 2" HHSDS
- Silicone Adhesive



Approved
 Approved as noted.

Signature _____
Date _____

Client: BSL - Muirfield
Sign Type: (F17)

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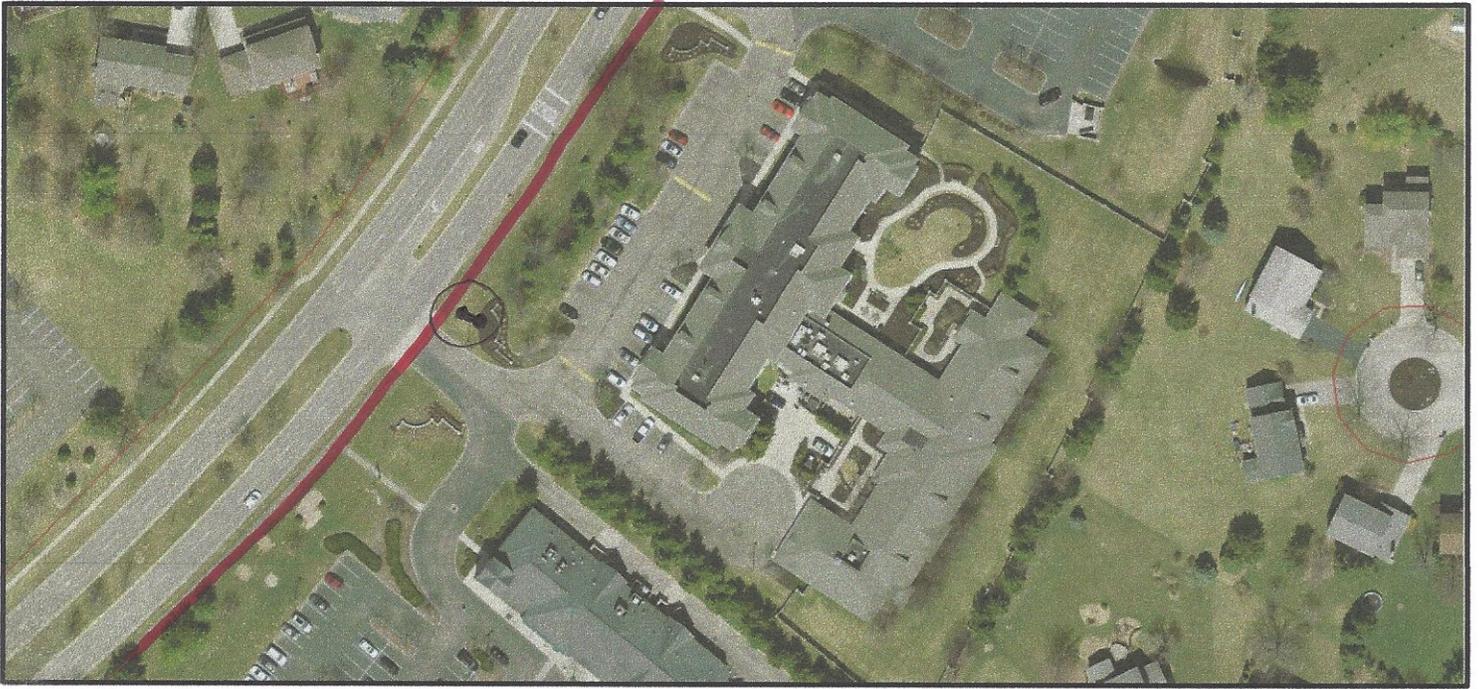
Client: BSL - Muirfield
Sign Type: (F17)

Date:
07-14-15

Page: 01
of: 00

7220 Muirfield Dr.

Zoning Map
City of Columbus, Ohio



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ROW = Red Line 

Proposed Sign = 

- About 7 feet long (82 inches)
- will be at least 13 feet from ROW and Driveway
- will be placed near temporary sign currently in front of stone wall
- Grading is flat, level
- NO TREES, ...



Record Description

PARCEL ONE

Situated in the State of Ohio, County of Franklin, City of Dublin, being a part of Virginia Military Survey No. 3010, being a part of Reserve "D" of Indian Run Woodlands Section 5, as sold Reserve to show and delineate upon the recorded plat thereof, of record in Plat Book 65, page 65, Franklin County Recorder's Office, also being all of the 3.473 Acre tract conveyed to KF Associates as shown of record in Official Record Volume 10554712 and being more particularly described as follows:

Beginning at an iron pipe set at the southeast corner of said Reserve "D", the northwest corner of Reserve "C" of said subdivision, the southwest corner of said 3.473 Acre tract also being on the east right-of-way line of Midfield Drive (100 feet wide) said iron pipe also being the northeast corner of a 4.814 Acre tract conveyed to Grand Road Investments Company as shown of record in Official Record Volume 27902113.

Thence, along part of the west line of said Reserve "D", along the west line of said 3.473 Acre tract, along the east line of said Midfield Drive, along a curve to the left having a radius of 2,050 feet, a chord angle of 0° 37' 51", a chord bearing and distance of North 33° 38' 54" East, 325.88 feet (Dead end; North 33° 38' 23" East, 325.88 feet) to an iron pipe set at the northeast corner of said 3.473 Acre tract, also being the southwest corner of a 3.473 Acre tract conveyed to Interstate Refinement Assets, Inc. as shown of record in Official Record Volume 28091115.

Thence, across said Reserve "D", along the north line of said 3.473 Acre tract, along the south line of said 3.473 Acre tract conveyed to Interstate Refinement Assets, Inc., South 60° 55' 03" East, 400.77 feet (Dead end; South 60° 55' 03" East, 401.89 feet) to an iron pipe set at the northeast corner of said 3.473 Acre tract, the southeast corner of said 3.473 Acre tract conveyed to Interstate Refinement Assets, Inc. also being on the west line of Lot 257 of said subdivision, also being on the east line of said Reserve "D".

Thence, along part of the east line of said Reserve "D", along the east line of said 3.473 Acre tract, along part of the west line of Lot 257, along the west lines of Lots 258 and 224 and along part of the west line of Lot 223 of said subdivision, South 26° 35' 27" West, 355.85 feet (Dead end; South 26° 42' 34" West, 356.50 feet) to an iron pipe set at the southeast corner of said 3.473 Acre tract, also being the northeast corner of said 3.473 Acre tract, also being the southeast corner of said Reserve "D", the northeast corner of said Reserve "C".

Thence, along the south line of said Reserve "D", along the north line of said Reserve "C", along the south line of said 3.473 Acre tract, the north line of said 4.814 Acre tract, North 51° 47' 59" West, 448.92 feet (Dead end; North 51° 47' 59" West, 450.00 feet) to the PLACE OF BEGINNING CONTAINING 4.64 ACRES. Iron pipes set are 30" x 1" O.D. with orange plastic caps marked "R.S. 85579".

PARCEL TWO (APPURTENANT EASEMENT)

Together with a non-exclusive beneficial easement for ingress and egress as set forth in that certain Grant of Reciprocal Easements for Driveway Purpose and Agreement to Jointly Maintain Demarcated Easement Areas (referred to as "Agreement/Grant Easement No. 1") hereby, of record in Official Record 35000618, Recorder's Office, Franklin County, Ohio, further described as follows:

INGRESS/EGRESS EASEMENT No. 1

Situated in the State of Ohio, County of Franklin, City of Dublin, being a strip of land located within that 3.473 acre tract of land as described in a deed to Residential Properties, Inc., of record in Official Record Volume 3500618, also being located within Reserve "D" as shown and delineated on the plat "Indian Run Woodlands Section 5" of record in Plat Book 65, pages 65, 66, and 67, Recorder's Office, Franklin County, Ohio, said strip being more particularly described as follows:

Beginning at a point in the northerly right-of-way line of Midfield Drive (100 feet wide) at the southeasterly corner of said 3.473 acre tract and the southeasterly corner of a 3.473 acre tract as described in a deed to KF Associates of record in Official Record Volume 10554712.

Thence, along said right-of-way with the arc of a curve to the left having a radius of 2,050.00 feet, a central angle of 0° 37' 51", a chord bearing North 26° 42' 34" East, a chord distance of 223.83 feet to a point.

Thence, through said Residential Properties, Inc., tract the following courses:

1. South 60° 55' 03" East, a distance of 117.81 feet to a point;
2. South 29° 04' 57" West, a distance of 22.65 feet to a point on the common line between said tracts;

Thence North 60° 55' 03" West, along common line, a distance of 117.00 feet to the PLACE OF BEGINNING.

PARCEL THREE (APPURTENANT EASEMENT)

INGRESS/EGRESS EASEMENT No. 2

Together with all of the Grantor's rights under an Easement Parcel for the Rights of Ingress and Egress granted pursuant to that certain Grant of Reciprocal Easement for Driveway Purpose and Agreement to Jointly Maintain Demarcated Easement Areas (referred to as "Agreement/Grant Easement No. 2") of record in Official Record 35000618, Recorder's Office, Franklin County, Ohio, further described as follows:

Situated in the State of Ohio, County of Franklin, City of Dublin, being a strip of land located within that 4.814 acre tract as described in a deed to Grand Road Investments Co., Ltd. of record in Official Record Volume 27902113, also being located within Reserve "C" as shown and delineated on the plat "Indian Run Woodlands Section 5" of record in Plat Book 65, pages 65, 66, and 67, Recorder's Office, Franklin County, Ohio, said strip being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Midfield Drive (100 feet wide) at the southeasterly corner of Reserve "C" and the southeasterly corner of a 3.473 acre tract as described in a deed to KF Associates, of record in Official Record Volume 10554712.

Thence South 51° 47' 59" East, along the common line between said 3.473 acre tract and Reserve "C", a distance of 119.82 feet to a point.

Thence through Reserve "C" the following courses:

1. South 33° 38' 54" West, a distance of 23.00 feet to a point;
2. Thence North 51° 47' 59" West, a distance of 118.38 feet to a point in said northerly right-of-way line.

Thence along said right-of-way line with the arc of a curve to the left, having a radius of 2,050.00 feet, a central angle of 0° 38' 34", a chord which bears North 33° 38' 54" East, a chord distance of 23.00 feet to the place of beginning.

The above legal description describes all of the land listed in the Schedule A of Lender's Title Insurance Company Commitment No. 05-50089, bearing an effective date of November 1, 2005.

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FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 120000101N, which bears an effective date of March 16, 2004, and is not in a Special Flood Hazard Area. By telephone call dated 03/27/2005, to the National Flood Insurance Program (800-658-6620) we have learned this community does currently participate in the program. No flood surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Miscellaneous Notes

- AM1 Some features on this plat may be shown out of scale for clarity.
- AM2 Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Measurements were found at points indicated.
- AM3 The date of bearing for this survey is the East Line of the subject property, bearing S29.3272°W.
- AM4 All field measurements matched record dimensions within the practice requirements of ALTA/ACSM specifications unless otherwise noted.
- AM5 No posted address was observed at time of survey.
- AM6 All of the visible survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.
- AM7 No evidence of earth moving work, building construction or building additions were observed.
- AM8 No evidence of changes to the right of way lines or recent street or driveway construction was observed.
- AM9 No evidence of the site being used as a solid waste dump, dump or sanitary landfill was observed.
- AM10 No evidence of the site being used as a cemetery was observed.
- AM11 Total Area = 150,887 Sq Ft
3.444 Acres

Items Corresponding to Schedule B

- 8. 50' setback and electric easement, as shown of record in Plat Book 65, page 65, Franklin County records. Item affects subject property and one platted parcel.
- 9. 8' Easement for Reciprocal Easement for Driveway Purpose between KF Associates and Residential Properties, Inc., and terms and conditions set forth therein, recorded in Official Record 35000618, Franklin County records. Item affects subject property and is platted parcel.
- 11. Electric Easement granted to Columbus and Southern Ohio Electric Company, recorded in Official Record 88000115, Franklin County records. Item affects subject property and is platted parcel.
- 12. Electric Easement granted to Columbus and Southern Ohio Electric Company, recorded in Official Record 87140113, Franklin County records. Item affects subject property and is platted parcel.
- 13. Reciprocal Easement for Driveway Purpose between Midwestern Health Properties, Inc., and National Assisted Living Limited Partnership recorded in Instrument No. 13085180119887, Franklin County records. Item affects subject property and is platted parcel.
- 14. Right-of-Way Easement granted to Columbus Southern Power, recorded in Instrument No. 13080204027655, Franklin County records. Item affects subject property and is platted parcel.

Statement of Encroachments

No Encroachments or Violations were noted at time of survey.

Utility Notes

The location of the utilities shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of subterranean uses.

From observed above ground appearances only as shown hereon, gas, electric, storm sewer, sanitary sewer and water lines and/or service lines available for the subject property.

Except as shown on survey all utilities appear to be underground.

Zoning Information

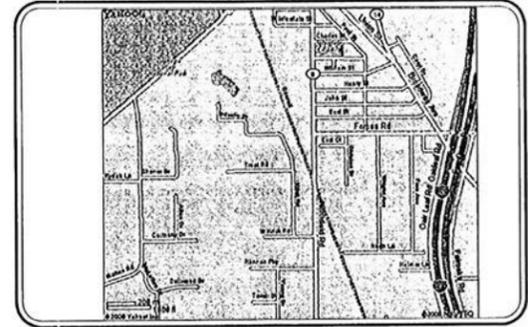
According to the Dublin Economic Planning Commission, (E141410-4600 on October 27, 2005, the subject property is zoned PUD (Planned Unit Development), and is subject to the following restrictions:

Height Restriction: 35 Feet
Setback Restrictions: Front Yard - 50 Feet
Side Yard - Structures: 25 Feet
Parking & Service Areas: 15 Feet
Rear Yard - Structures: 50 Feet
Parking & Service Areas: 30 Feet

Other Restrictions: No Restrictions
Parking Restrictions: 1 Space per 6 beds plus 1 space per each employee on the largest shift

Parking Table

4 Handicapped Parking Spaces
28 Regular Parking Spaces
43 Total Marked Parking Spaces



Vicinity Map

Legend of Symbols & Abbreviations

Light Pole	Sign (As Noted)	Storm Manhole
Traffic Pole	Water Valve	Storm Inlet (Square)
Lamp Post	Fire Hydrant	Curb Street Inlet
Ground Light	Storm Fire Hydrant	Sanitary Clean Out
Telephone Box	Angular Control Valve	Gas Meter
Electric Box	Chlorine Column	Sanitary Inlet
Transformer	Indicates Handicapped Parking	Direction of Right of Way
Found Iron Pin	Well Iron Pin	
Found Drill Hole		

ALTA/ACSM Land Title Survey

American SI Project
Final Drawing
852 Project No. 20051133, 0017
7200 Midfield, Dublin, OH 43017

Surveyor's Certification

The undersigned, being a registered surveyor of the State of Ohio certified in Book/Book Senior Listing Inc., a Delaware corporation, and a Delaware corporation, B.C. Emerald Creations, LLC, a Delaware limited liability company, its successors and assigns, Midwestern Health Properties, Inc., a Maryland corporation, and its successors and assigns, and Rock & Clark Corporation, Ohio.

This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," promulgated and adopted in 1999 by the American Land Title Association (ALTA), the American Congress on Surveying and Mapping (ACSM) and the National Society of Professional Surveyors (NSPS), meet the accuracy requirements of an urban survey, and includes items 1 through 18 of Table A thereof (except for item 2) relating to contours of the land, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for the ALTA/ACSM Land Title Surveys."

The survey and the property description set forth hereon was prepared by me, a registered land surveyor in the State of Ohio. The survey was made on the ground on October 24, 2005 by an actual iron-spike survey and correctly shows the area of the subject property, the location and type of buildings, parking areas (including number and type of spaces), structures and other improvements situated on the subject property, the distance from the improvements to exterior property lines, and any other matters affecting the subject property.

Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining property, streets or ways, or (b) by the improvements on adjoining property, streets or ways upon the subject property.

The location of each easement, dedication, right of way, license, servitude, and other matter (shown as hereon) affecting the subject property and listed in the title insurance commitment dated November 1, 2005, listed by Lender's Title Insurance Company with respect to the subject property, or of which the undersigned has knowledge, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located, and to the extent such matters cannot be located, we have made reference to such fact in the notes to the survey. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment or imposed by Franklin County, Ohio.

The subject property has access to and from a duly dedicated and accepted public street or highway and the name of and distance to such street or highway is shown on the survey together with the applicable recording information for the dedication of such street or highway.

Except as shown on the survey, the subject property does not have any adjoining property for drainage, utilities, or ingress or egress, and, except as shown on the survey, none of the utilities serving the subject property enter the subject property from an adjoining property other than through an easement crossing Franklin County, on the ground. The direction of flow and points of ingress and egress of all utility lines are as shown on the survey.

The record description of the subject property forms a mathematically closed figure. The property constitutes one contiguous parcel without gaps or gaps.

The survey correctly identifies and delineates any portion of the property that lies within an area designated as a flood hazard area, 100-Year Flood Plain or Flood prone area under the Flood Disaster Protection Act of 1973 or in Zone A, AH, AE, AO, X, or V as designated on the Flood Insurance Rate Map, as reflected by Flood Insurance Policy Map Panel #13041901071 dated March 18, 2004 which such map panel covers the area in which the property is located.

All zoning requirements related to building setbacks, parking and building height, and the zoning use and density classification are shown hereon.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Adam D. Treat
Registered Professional Surveyor No. 8058
Originally surveyed under Roger Woodruff
Ohio Professional Surveyor No. 1945
Date of Survey: October 24, 2005
Date of Update: March 8, 2006
Date of Last Revision: May 1, 2006
Network Project No. 20051133-0017

Survey Performed By: Rock & Clark Corp.
537 North Cleveland-Massillon Road
Akron, Ohio 44333
Phone: 330.787-8391
Fax: 330.665-3354
Email: info@rockandclark.com



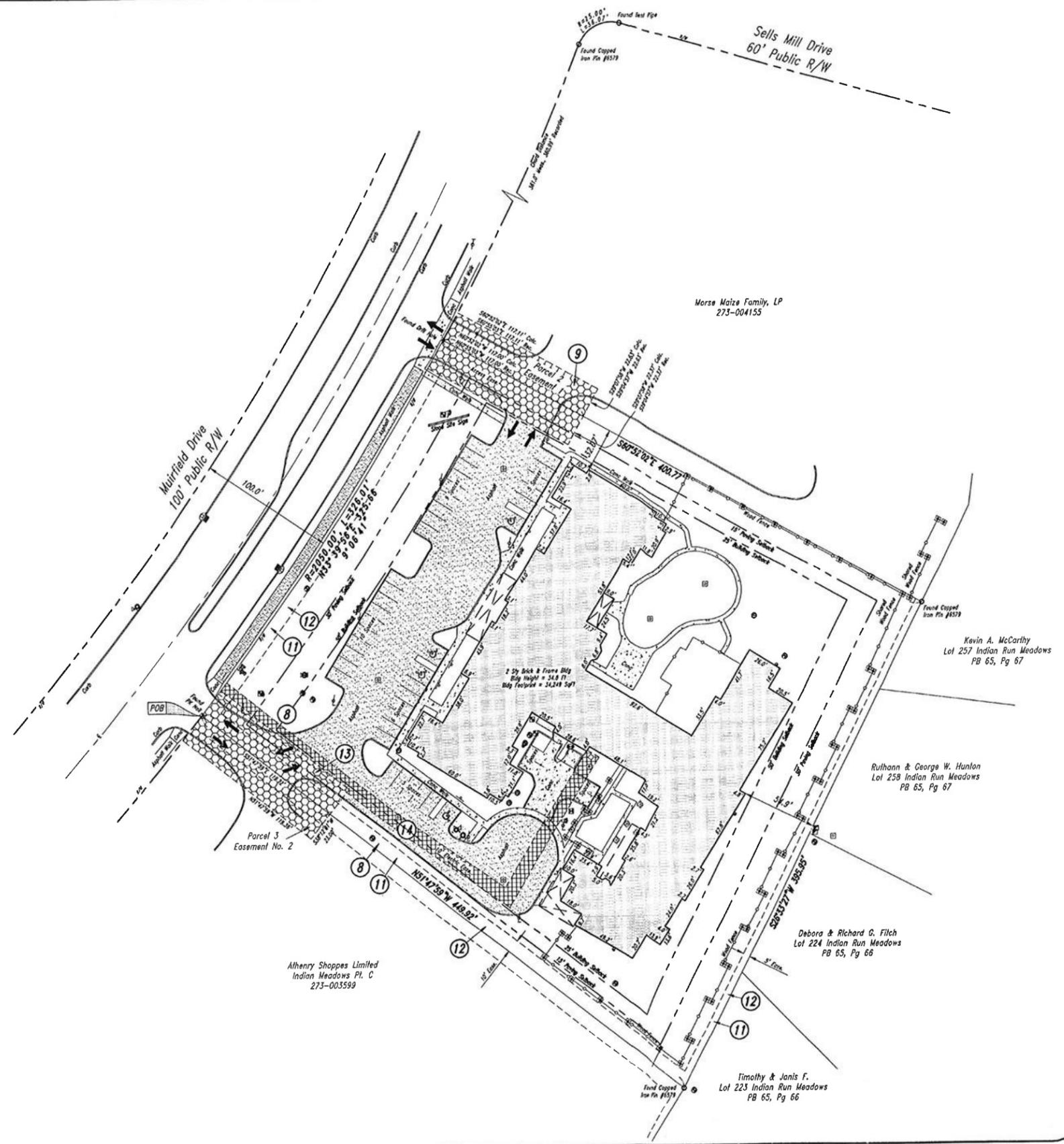
Sheet 1 of 2

Rock & Clark Project No. 1200500674

Rock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Survey7, Fax: (330) 666-3608 www.rock-and-clark.com



Legend of Symbols & Abbreviations					
⊥	Light Pole	⊖	Sign (As Noted)	⊗	Storm Manhole
⊥	Traffic Pole	○	Water Valve	⊠	Storm Inlet (Square)
⊥	Lamp Post	⊕	Fire Hydrant	⊠	Curb Street Inlet
⊥	Ground Light	⊕	Stainless Fire Hydrant	⊕	Sanitary Clean Out
⊥	Telephone Box	⊕	Irregular Cast Iron Valve	⊕	Gas Meter
⊥	Electric Generator	⊕	Concrete Column	⊕	Cast Iron
⊥	Electric Box	⊕	Indicator Handicapped Parking	⊕	Right of Way
⊥	Transformer	⊕	Set Iron Pin		
⊥	Found Iron Pin	⊕	Found Pin Nail		
⊥	Found Drill Hole				

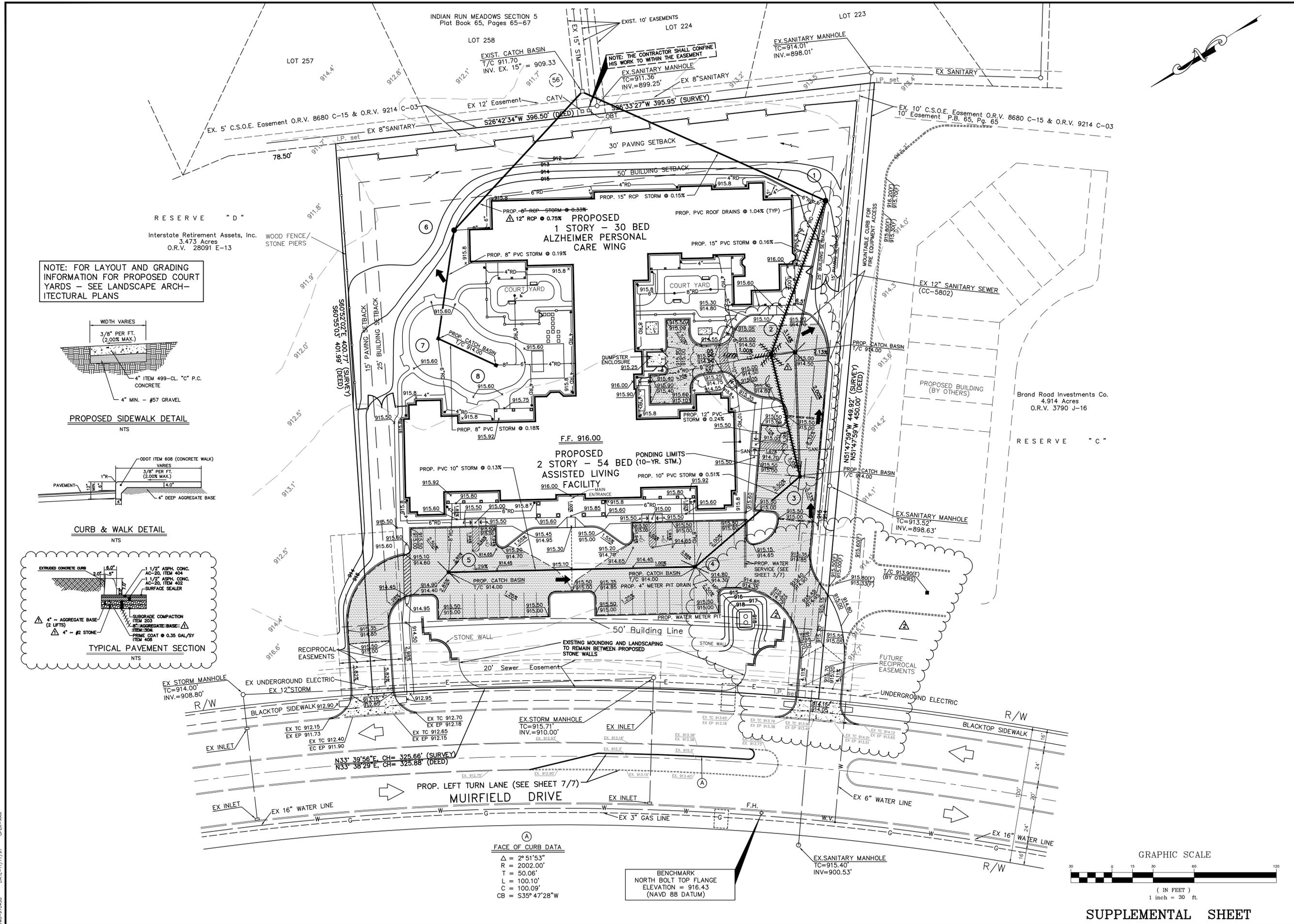


SCALE : 1" = 40'

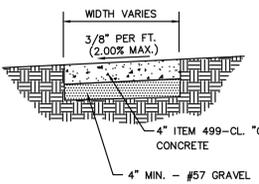
ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR:
American SL
 Date: October 24, 2005
 Project No. 20051133-0017
 Sheet 2 of 2

Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 537 North Cleveland-Massillon Road Akron, Ohio 44333
 Phone: (800) Survey7, Fax: (330) 666-3608 www.bock-clark.com

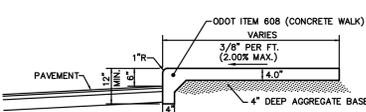




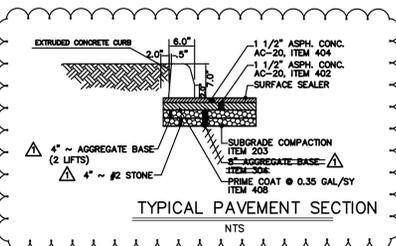
NOTE: FOR LAYOUT AND GRADING INFORMATION FOR PROPOSED COURT YARDS - SEE LANDSCAPE ARCHITECTURAL PLANS



PROPOSED SIDEWALK DETAIL
NTS



CURB & WALK DETAIL
NTS

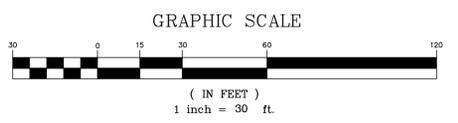


TYPICAL PAVEMENT SECTION
NTS

(A)
FACE OF CURB DATA

Δ	= 2° 51' 53"
R	= 2002.00'
T	= 50.06'
L	= 100.10'
C	= 100.09'
CB	= S35° 47' 28" W

BENCHMARK
NORTH BOLT TOP FLANGE
ELEVATION = 916.43
(NAVD 88 DATUM)



SUPPLEMENTAL SHEET

REVISIONS

DATE	BY	DESCRIPTION
9-29-97	DMT	12" REV. STORM PIPING CB 3 TO MH 1, MH 6 TO EX CB
11-17-97	DMT	REVISED SOUTH ENTRANCE DRIVE GRADES CREATED SUPPLEMENTAL SHEET

M-E Civil Engineering, Inc.
Engineers & Surveyors
635 Brookridge Boulevard
Westborough, MA 01581
617-818-4800
Fax 617-818-4901



DUBLIN, OHIO
LIBERTY HEALTHCARE
ASSISTED LIVING FACILITY

SITE GRADING PLAN

DESIGN	DRAFT	CHECK
DMT	KEN	RAH
JOB NO.:	973004	
DATE:	JULY 22, 1997	
SCALE:	HORIZONTAL: 1" = 30'	
	VERTICAL:	
PRINT DATE:		

SHEET NO.: 3A/7