

**SUB-AREA 2A – SINGLE-FAMILY (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 44.92 ACRES:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 49.983 acre tract referenced as Tract 3 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970 and part of a 55.036 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 20080220128144, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southwest corner of a 30.619 acre tract referenced as Tract 2 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, and also being on the northerly line of said 49.983 acre tract;

Thence along the northerly line of said 49.983 acre tract and the southerly line of said 30.619 acre tract, South 88°29'33" East, 47.42 feet to a point;

Thence leaving said northerly and southerly lines and across said 49.983 acre tract, South 69°37'36" East, 344.41 feet to a point on the proposed easterly right-of-way of James Boulevard (80' wide);

Thence continuing across said 49.983 acre tract and along said proposed easterly right-of-way line, for the following two (2) courses:

South 20°22'24" West, 145.00 feet to a point;

Along a curve to the left having a radius of 570.50 feet, a delta angle of 24°26'45", an arc length of 243.41 feet, and a chord bearing and distance of South 08°09'01" West, 241.57 feet to a point of tangency;

Thence continuing along said proposed easterly right-of-way line, in part across said 49.983 acre tract and in part across said 55.036 acre tract, South 04°04'21" East, 732.02 feet to a point;

Thence leaving said proposed westerly right-of-way line and continuing across said 55.036 acre tract, South 85°55'39" West, 827.03 feet to a point on a westerly line of said 55.036 acre tract;

Thence along said westerly line, North 04°04'21" West, 539.17 feet to a point on the northerly line of said 55.036 acre tract, and also being on the southerly line of said 49.983 acre tract;

Thence leaving said westerly line and along said southerly line, North 88°18'51" West, 1043.55 feet to a point on a westerly line of said 49.983 acre tract;

Thence along westerly lines of said 49.983 acre tract for the following three (3) courses:

North 26°23'33" West, 472.75 feet to a westerly corner of said 55.036 tract;

North 14°39'14" West, 146.26 feet to a westerly corner of said 55.036 tract;

North 05°28'25" West, 204.43 feet to the northwest corner of said 55.036 acre tract;

Thence leaving said westerly line and along the northerly line of said 55.036 acre tract, South 88°24'12" East, 1837.51 feet to the POINT OF BEGINNING, containing 44.92 acres, more or less.

**To Rezone From:** PUD-6, Planned Unit Development District,

**To:** L-AR-12, Limited Apartment Residential District.

**SUB-AREA 2B – SINGLE-FAMILY (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 49.30 ACRES:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835 and Number 1618, being part of a 55.036 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 20080220128144, and also being part of a 55.386 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200708280152034, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southeast corner of said 55.386 acre tract;

Thence along the southerly line of said 55.386 acre tract, South 84°09'12" West, 2874.37 feet, to the southwest corner of said 55.386 acre tract;

Thence across said 55.386 acre tract and said 55.036 acre tract, the following two (2) courses:

North 05°44'38" West, 43.73 feet to a point;

North 20°19'14" East, 138.68 feet to a point on the southerly right-of-way line of a proposed road;

Thence continuing along said proposed southerly right-of-way line, in part across said 55.386 acre tract and in part across said 55.036 acre tract, along a curve to the right having a radius of 475.00 feet, a delta angle of 22°28'45", an arc length of 186.36 feet, and a chord bearing and distance of North 58°26'23" West, 185.17 feet to a point of tangency;

Thence continuing across said 55.036 acre tract and continuing along said proposed southerly right-of-way line, for the following two (2) courses:

North 47°12'01" West, 16.94 feet to a point of curvature;

Along a curve to the left having a radius of 25.00 feet, a delta angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing and distance of South 87°47'59" West, 35.36 feet to a point of tangency on the proposed easterly right-of-way line of James Boulevard (80 feet wide);

Thence continuing across said 55.036 acre tract and along said proposed easterly, southerly, and westerly right-of-way line of James Boulevard for the following four (4) courses:

South 42°47'59" West, 199.51 feet to a point;

North 47°12'01" West, 80.00 feet to a point;

North 42°47'59" East, 713.23 feet to a point of curvature;

Along a curve to the left having a radius of 849.50 feet, a delta angle of 18°54'26", an arc length of 280.33 feet, and a chord bearing and distance of North 33°20'46" East, 279.06 feet to a point on the said proposed westerly right-of-way line of James Boulevard;

Thence leaving said proposed westerly right-of-way line of James Boulevard, crossing said 55.036 acre tract and said 55.386 acre tract, the following four (4) courses:

South 66°06'26" East, 272.84 feet to a point;

South 78°23'09" East, 130.21 feet to a point;

South 89°10'26" East, 86.75 feet to a point;

North 84°01'57" East, 613.09 feet to a point on a northeasterly corner of said 55.386 acre tract;

Thence along the northerly line of said 55.386 acre tract, North 84°22'03" East, 1437.66 feet to a point on the northeast corner of said 55.386 acre tract;

Thence leaving said northerly line and along the easterly line of said 55.386 acre tract, South 05°48'42" East, 722.82 feet, to the POINT OF BEGINNING, containing 49.30 acres, more or less.

**To Rezone From:** PUD-6, Planned Unit Development District,

**To:** L-AR-12, Limited Apartment Residential District.

**SUB-AREA 3A – MULTI-FAMILY (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 14.80 ACRES:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 49.983 acre tract referenced as Tract 3 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970 and part of a 55.036 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 20080220128144 all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the southeasterly corner of a 30.619 acre tract referenced as Tract 2 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970 and the northeasterly corner of said 49.983 acre tract;

Thence along the easterly line of said 49.983 acre tract, South 05°25'30" East, 240.40 feet to a point on the easterly line of said 49.983 acre tract, said point being the POINT OF BEGINNING;

Thence along the easterly line of said 49.983 acre tract and the easterly line of said 55.036 acre tract, South 05°27'15" East, 763.78 feet to a point on the easterly line of said 55.036 acre tract;

Thence across said 55.036 acre tract, South 85°55'39" West, 865.86 feet to a point on the proposed easterly right-of-way line of James Boulevard (80 feet wide);

Thence along the said proposed easterly right-of-way line of James Boulevard, the following two (2) courses:

North 04°04'21" West, 602.02 feet to a point of curvature;

Along a curve to the right having a radius of 549.05 feet, a delta angle of 14°57'49", an arc length of 143.39 feet, and a chord bearing and distance of North 03°07'35" East, 142.98 feet to a point on the said proposed easterly right-of-way line of James Boulevard;

Thence leaving said proposed easterly right-of-way line of James Boulevard, across said 49.983 acre tract, North 84°34'05" East, 829.76 feet to a point on the easterly line of said 49.983 acre tract, said point being the POINT OF BEGINNING, containing 14.80 acres, more or less.

**To Rezone From:** PUD-6, Planned Unit Development District,

**To:** L-AR-12, Limited Apartment Residential District.

**SUB-AREA 3B – MULTI-FAMILY (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 18.66 ACRES:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 55.036 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 20080220128144, and also being part of a 55.386 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200708280152034, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the northwest corner of said 55.036 acre tract, and also being on the southerly line of a 49.983 acre tract referenced as Tract 3 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970;

Thence along a westerly line of said 55.036 acre tract, South 04°04'21" East, 539.17 feet to a point;

Thence leaving said westerly line and across said 55.036 acre tract, North 85°55'39" East, 747.03 feet to a point on the proposed westerly right-of-way line of James Road (80' wide), said point being the POINT OF BEGINNING;

Thence leaving said proposed westerly right-of-way line and continuing across said 55.036 acre tract, North 85°55'39" East, 80.00 feet to a point on the easterly right-of-way line of said James Boulevard;

Thence continuing across said 55.036 acre tract and along said proposed easterly right-of-way line, North 04°04'21" West, 130.00 feet to a point;

Thence leaving said proposed easterly right-of-way line and continuing across said 55.036 acre tract, North 85°55'39" East, 865.86 feet to a point on the easterly line of said 55.036 acre tract;

Thence along said easterly line and in part along an easterly line of said 55.386 acre tract, South 05°27'31" East, 846.52 feet to a point

Thence across said 55.386 acre tract for the following three (3) courses:

South 84°01'57" West, 613.09 feet to a point;

North 89°10'26" West, 86.75 feet to a point;

North 78°23'09" West, 130.21 feet to a point;

Thence in part continuing across said 55.386 acre tract and in part across said 55.036 acre tract, North 66°06'26" West, 272.84 feet to a point on the proposed westerly right-of-way line of said James Road,

Thence continuing across said 55.036 acre tract and across said proposed westerly right-of-way line for the following two (2) courses:

Along a curve to the left having a radius of 849.50 feet, a delta angle of 27°57'55", an arc length of 414.63 feet, and a chord bearing and distance of North 09°54'36" East, 410.52 feet to a point of tangency;  
North 04°04'21" West, 167.63 feet the POINT OF BEGINNING, containing 18.66 acres, more or less.

**To Rezone From:** PUD-6, Planned Unit Development District,

**To:** L-AR-12, Limited Apartment Residential District.

**SUB-AREA 3C – MULTI-FAMILY (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 16.16 ACRES:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 6953, being part of a 75.646 acre tract referenced as Tract 1 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northwest corner of said tract;

Thence along northerly lines of said tract for the following two (2) courses:

North 84°19'50" East, 1037.58 feet to a northerly corner of said tract;

South 06°34'36" East, 510.76 feet to a northerly corner of said tract;

Thence across said tract, South 19°19'15" West, 278.17 feet to a point being on the proposed northerly right-of-way line of James Way (60' wide);

Thence continuing across said tract and also continuing across said proposed northerly right-of-way for the following three (3) courses:

Along a curve to the left having a radius of 1034.50 feet, a delta angle of 24°59'13", an arc length of 451.15 feet, and a chord bearing and distance of North 83°10'33" West, 447.58 feet to a point of tangency;

South 84°19'50" West, 390.47 feet to a point;

Along a curve to the right having a radius of 699.50 feet, a delta angle of 08°08'26", an arc length of 99.39 feet, and a chord bearing and distance of South 88°24'03" West, 99.30 feet to a point on a westerly line of said tract;

Thence along said westerly line, North 05°48'42" West, 658.95 feet to the POINT OF BEGINNING, containing 16.16 acres, more or less.

**To Rezone From:** PUD-6, Planned Unit Development District,

**To:** L-AR-12, Limited Apartment Residential District.

**SUB-AREA 4A – TOWNHOMES (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 14.45 ACRES:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835, being part of a 30.619 acre tract referenced as Tract 2 and part of a 49.983 acre tract referred to as Tract 3 both as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southwest corner of said 30.619 acre tract and also being on the northerly line of said 49.983 acre tract;

Thence along the westerly line of said 30.619 acre tract, North 05°24'07" West, 988.46 feet to a point;

Thence leaving said westerly line and across said 30.619 acre tract for the following three (3) courses:

North 84°35'53" East, 576.00 feet to a point;

South 05°24'07" East, 374.59 feet to a point;

South 48°00'22" East, 314.87 feet to a point on the proposed easterly right-of-way line of James Boulevard (80 feet wide);

Thence continuing across said 30.619 acre tract and along said proposed easterly right-of-way line for the following three (3) courses:

Along a curve to the right having a radius of 1029.50 feet, a delta angle of 03°23'36", an arc length of 60.97 feet, and a chord bearing and distance of South 43°41'26" West, 60.96 feet to a point of tangency;

South 45°23'14" West, 94.66 feet to a point of curvature;

Along a curve to the left having a radius of 970.50 feet, a delta angle of 25°00'51", an arc length of 423.70 feet, and a chord bearing and distance of South 32°52'49" West, 420.34 feet to a point of tangency;

Thence continuing along said proposed easterly right-of-way line, in part across said 30.619 acre tract and in part across said 49.983 acre tract, South 20°22'24" West, 119.79 feet to a point;

Thence leaving said proposed easterly right-of-way line and across said 49.983 acre tract, North 69°37'36" West, 344.41 feet to a point on the southerly line of said 30.619 acre tract and northerly line of said 49.983 acre tract;

Thence along said southerly and northerly lines, North 88°29'33" West, 47.42 feet to the POINT OF BEGINNING, containing 14.45 acres, more or less.

**To Rezone From:** PUD-6, Planned Unit Development District,

**To:** L-AR-12, Limited Apartment Residential District.

**SUB-AREA 4B – TOWNHOMES (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT)  
20.89 ACRES:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 7835 and Number 1618, being part of a 55.036 acre tract as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 20080220128144 all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the northwesterly corner of said 55.036 acre lot and also being on the southerly line of a 49.983 acre tract referenced as Tract 3 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970;

Thence along a westerly line of said 55.036 acre tract, South 04°04'21" East, 539.17 feet to the POINT OF BEGINNING;

Thence leaving said westerly line and across said 55.036 acre tract, North 85°55'39" East, 747.03 feet to a point on the proposed westerly right-of-way line of James Boulevard (80' wide);

Thence continuing across said 55.036 acre tract and along said proposed westerly right-of-way line of James Boulevard for the following three (3) courses:

South 04°04'21" East, 167.63 feet to a point of curvature;

Along a curve to the right having a radius of 849.50 feet, a delta angle of 46°52'20", an arc length of 694.96 feet, and a chord bearing and distance of South 19°21'49" West, 675.74 feet to a point of tangency;

South 42°47'59" West, 713.23 feet to a point on the said proposed westerly right-of-way line of James Boulevard;

Thence across said 55.036 acre tract, the following two (2) courses:

North 47°12'01" West, 816.31 feet to a point;

North 04°29'43" West, 122.90 feet to a point on a northerly line of said 55.036 acre tract;

Thence along a northerly line and a westerly line of said 55.036 acre tract, the following two (2) courses:

North 85°30'07" East, 601.24 feet to a point;

North 04°04'21" West, 552.08 feet to a point on the westerly line of said 55.036 acre tract, said point being the POINT OF BEGINNING, containing 20.89 acres, more or less.

**To Rezone From:** PUD-6, Planned Unit Development District,

**To:** L-AR-12, Limited Apartment Residential District.

**SUB-AREA 5 – SINGLE-FAMILY RENTAL (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT) 29.25 ACRES:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 6953, being part of a 75.646 acre tract referenced as Tract 1 as conveyed to WESTERN PROPERTY LLC of record in Instrument Number 200703300054970, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southwest corner of said 75.646 acre tract;

Thence along the westerly line of said 75.646 acre tract and along the proposed westerly right-of-way line of James Way (variable width), North 05°50'13" West, 1223.98 feet to a point being on the proposed northerly right-of-way line of said James Way;

Thence across said 75.646 acre tract and along said proposed northerly right-of-way line for the following four (4) courses:

Along a curve to the left having a radius of 699.50 feet, a delta angle of 08°08'26", an arc length of 99.39 feet, and a chord bearing and distance of North 88°24'03" East, 99.30 feet to a point of tangency;

North 84°19'50" East, 390.47 feet to a point of curvature;

Along a curve to the right having a radius of 1034.50 feet, a delta angle of 37°23'51", an arc length of 675.23 feet, and a chord bearing and distance of South 76°58'14" East, 663.31 feet to a point of tangency; South 58°16'18" East, 130.42 feet to a point;

Thence leaving said proposed northerly right-of-way line and continuing across said 75.646 acre tract, for the following two (2) courses:

South 31°43'42" West, 280.43 feet to a point;

South 06°15'17" East, 691.32 feet to a point on the southerly line of said 75.646 acre tract;

Thence along said southerly line, South 83°43'59" West, 1054.65 feet to the POINT OF BEGINNING, containing 29.25 acres, more or less.

**To Rezone From:** PUD-6, Planned Unit Development District,

**To:** L-AR-12, Limited Apartment Residential District.