

LEGEND

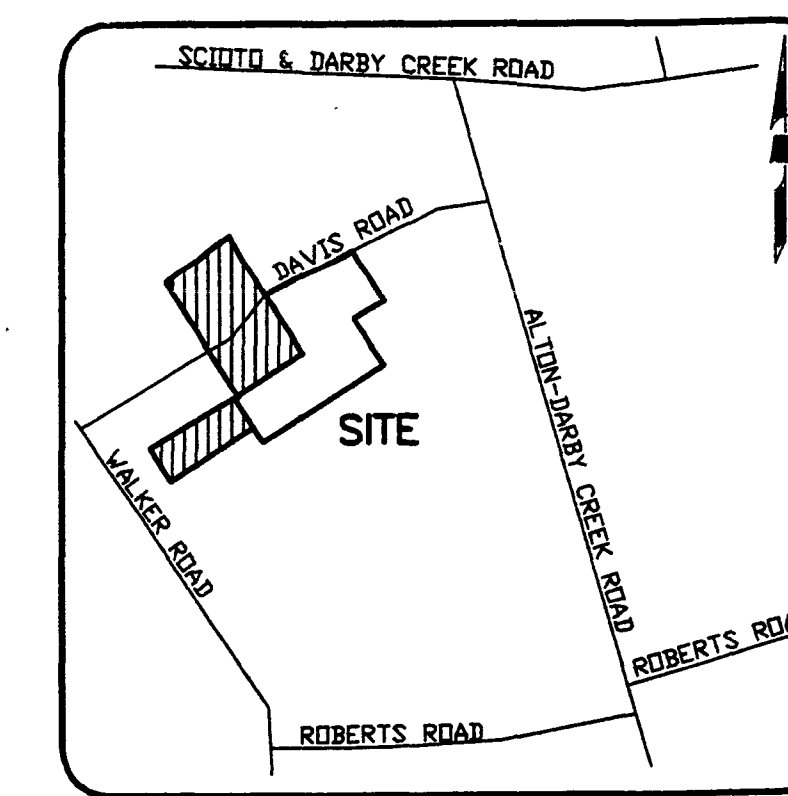
- IPP IRON PIN FOUND
- IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSR RAILROAD SPIKE SET
- ◆ PKNF PK NAIL FOUND
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ GUY POLE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC MANHOLE
- ⊕ COMBINATION POLE
- MON MONUMENT BOX FOUND
- CMF CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- STONE STONE FOUND
- SIGN
- ⊕ MAILBOX
- ⊕ WATER VALVE
- ⊕ WATER TAP
- ⊕ WATER METER
- ⊕ WATER METER PIT
- ⊕ FIRE HYDRANT
- ⊕ DOWNSPOUT
- CATCH BASIN
- CURB INLET
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- ⊕ TRAFFIC MANHOLE
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ TEST BORE
- ⊕ BENCHMARK
- ⊕ RAILROAD STOP BLOCK
- ⊕ MONITOR WELL
- STM — STORM SEWER LINE
- SAN — SANITARY SEWER LINE
- GAS — GAS LINE
- WA — WATER LINE
- U.G.T — UNDERGROUND TELEPHONE LINE
- U.G.E — UNDERGROUND ELECTRIC LINE
- O.H. — OVERHEAD UTILITY LINE

GENERAL NOTES:

1. THIS SURVEY DOES NOT REPRESENT ALL EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL.
2. THIS SURVEY DOES NOT REPRESENT ALL UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.
3. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE".

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 06°17'12" W FOR THE CENTERLINE OF DAVIS ROAD, AS SHOWN AND DELINEATED ON THE CENTERLINE SURVEY PLAT FOR ALTON & DARBY CREEK ROAD DATED 8/05/99, FRANKLIN COUNTY ENGINEERS OFFICE.



VICINITY MAP
(NOT TO SCALE)

DESCRIPTION

Situate in the State of Ohio, Franklin County, Township of Brown, and being part of Virginia Military Survey No. 6640, 6957, 14876 and being all of a 80 acre tract conveyed as Item No. 6, Tract No. 1 & 2 to Carr Farms, LTD. by deed of record in Official Record 27963, D-11, and a 25 acre tract conveyed as Item No. 6, Tract No. 3 & 4, to Carr Farms, LTD. by deed of record in Official Record 29954, G-11, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at Franklin County Monument Number 8877 at the Sta. 55+85 P.I. in the centerline of Davis Road as shown and delineated on the Davis Road design plans, dated 1939, prepared by the Franklin County Engineer's Office, said Monument being the POINT OF TRUE BEGINNING for the herein described tract of land;

Thence the following five (5) courses and distances along the lines common to said 80 acre and 25 acre tracts and a 105.671 acre tract conveyed as Parcel II to George F. Schmidt, Trustee by deed of record in Official Record 27963, D-11:

1. Thence South 33°52'34" East, a total distance of 1294.71 feet (passing an iron pin set at a distance of 1279.71 feet), to a point;
2. Thence South 56°42'26" West, a total distance of 1409.76 feet (passing an iron pin set at a distance of 15.00 feet), to an iron pin found;
3. Thence South 34°37'34" East, a distance of 25.33 feet, to an iron pin found;
4. Thence South 56°47'26" West, a distance of 87.66 feet, to an iron pin found;
5. Thence South 34°28'20" East, a distance of 619.79 feet, to an iron pin found, said iron pin being a common corner of said 25 acre tract and a 205.060 acre tract conveyed to Planned Development Company of Ohio by deed of record in instrument No. 20000502 0085922;

Thence South 55°54'29" West, a distance of 1818.39 feet, along the line common to said 205.060 acre and 25 acre tracts and a 147.05 acre tract conveyed to Juanita W. Johnson by deed of record in Official Record 30728, B-17, to an iron pin set, said iron pin being a common corner of said 147.05 acre and 25 acre tracts;

Thence North 33°57'09" West, a distance of 715.53 feet, along the line common to said 147.05 acre and 25 acre tracts, to an iron pin found, said iron pin being a common corner of said 147.05 acre and 25 acre tracts, said iron pin also being in the southerly line of a 5.138 acre tract conveyed to Jerry & Donna M. Correl, Trustees by deed of record in instrument No. 199908250216821;

Thence North 58°04'17" East, a distance of 1885.31 feet, along the northerly line of said 25 acre tract, to an iron pin set, said iron pin being a common corner of said 80 acre and 25 acre tracts and a 5.138 acre tract conveyed to Ronald O. & Mary A. Wells by deed of record in Deed Book 3180, Page 596;

Thence North 33°47'40" West, a distance of 1136.92 feet, along the line common to said 80 acre and 5.138 acre tracts, to an iron pin found, said iron pin marking the intersection of old centerlines in said Davis Road;

Thence North 33°42'54" West, a distance of 1318.66 feet, along the line common to said 80 acre tract and a 24.116 acre tract conveyed to H. Kelly & Mary K. Conklin by deed of record in Deed Book 2087, Page 551, to an iron pin found, said iron pin being a common corner of said 80 acre tract and a 594.123 acre tract conveyed to Hill Distribution Company by deed of record in Official Record 26507, D-06;

Thence North 53°36'00" East, a distance of 1421.73 feet, along the line common to said 594.123 acre and 80 acre tract, to an iron pin set, said iron pin being a common corner of said 594.123 acre and 80 acre tracts, said iron pin also being in the westerly line of a 50.00 acre tract conveyed to John R. & Jean Fry by deed of record in Deed Book 3630, Page 503;

Thence South 33°52'34" East, a distance of 1238.37 feet, along the line common to said 80 acre and 50.00 acre tracts and a 4.271 acre tract conveyed to Frederick T. & Teresa S. Moy by deed of record in Official Record 6219, H-07, to the POINT OF TRUE BEGINNING, containing 109.958 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

NOTES PER TITLE COMMITMENT:

THE FOLLOWING ITEMS NUMBERS ARE PER SCHEDULE F OF THE TITLE COMMITMENT NUMBER 7511131 ISSUED BY TITLE FIRST AGENCY, INC., WITH AN EFFECTIVE DATE OF SEPTEMBER 27, 2000 AT 7:00 A.M.. ENCUMBRANCES RECORDED AFTER THIS DATE ARE NOT SHOWN ON THIS PLAT.

ITEM 13 - AN EASEMENT TO LITEL TELECOMMUNICATIONS CORPORATION OF RECORD IN OFFICIAL RECORD 6467, PAGE A01. (DOES NOT AFFECT SUBJECT PROPERTY)

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AND ZONE AE (AREA DETERMINED TO BE IN SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBERS 3904800115 G AND 3904900120 G, WITH AN EFFECTIVE DATE OF AUGUST, 2, 1995, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

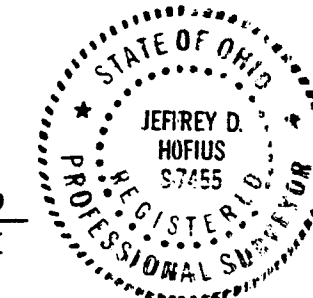
CERTIFICATION:

TO: PLANNED DEVELOPMENT COMPANY OF OHIO, APEX HOLDING COMPANY, TITLE FIRST AGENCY, INC., FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, COMMONWEALTH LAND TITLE INSURANCE COMPANY, EMENS, KEGLER, BROWN, HILL, & RITTER, VOYTS, SATER, SEYMOUR AND PEASE LLP., ITS SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, 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 ALTA/ACSM LAND TITLE SURVEYS."

R. D. ZANDE & ASSOCIATES, INC.

Jeffrey D. Hopkins
REGISTERED SURVEYOR NO. 7455
DATE 10/26/00



ALTA SURVEY
109.958 ACRES
LYING IN

V.M.S. 6640, 6957, 14876
TOWNSHIP OF BROWN, COUNTY OF FRANKLIN, STATE OF OHIO

SCALE IN FEET
SCALE: 1 INCH = 200 FEET

PREPARED BY:
R.D.Zande & Associates
1237 DUBLIN ROAD
COLUMBUS, OHIO 43215

109.958 ACRES (TOTAL)
1.981 ACRES (R/W)
107.977 ACRES (NET)

CARR FARMS, LTD.
80.000 ACRES
ITEM NO. 6, TRACT NO. 1 & 2
O.R. 29954, G-11

81.513 ACRES (TOTAL)
1.981 ACRES (R/W)
79.532 ACRES (NET)

- (A) DAVID L. LEACH and NANCY W. LEACH 1.102 ACRES DEED BOOK 3733, PAGE 197
- (B) MARK A. ORLY and WENDY L. ORLY 1.102 ACRES INST. NO. 199708180072837
- (C) JACK D. BARKER and CAROLYN L. BARKER 1.102 ACRES DEED BOOK 3464, PAGE 64
- (D) THOMAS L. SHERMAN and ROBIN M. SHERMAN 2.259 ACRES INST. NO. 199708060064729
- (E) DAVID B. KEYES 1.140 ACRES DEED BOOK 3673, PAGE 498
- (F) BRUCE E. ROBEY and BARBARA J. ROBEY 0.994 ACRES DEED BOOK 3649, PAGE 561

