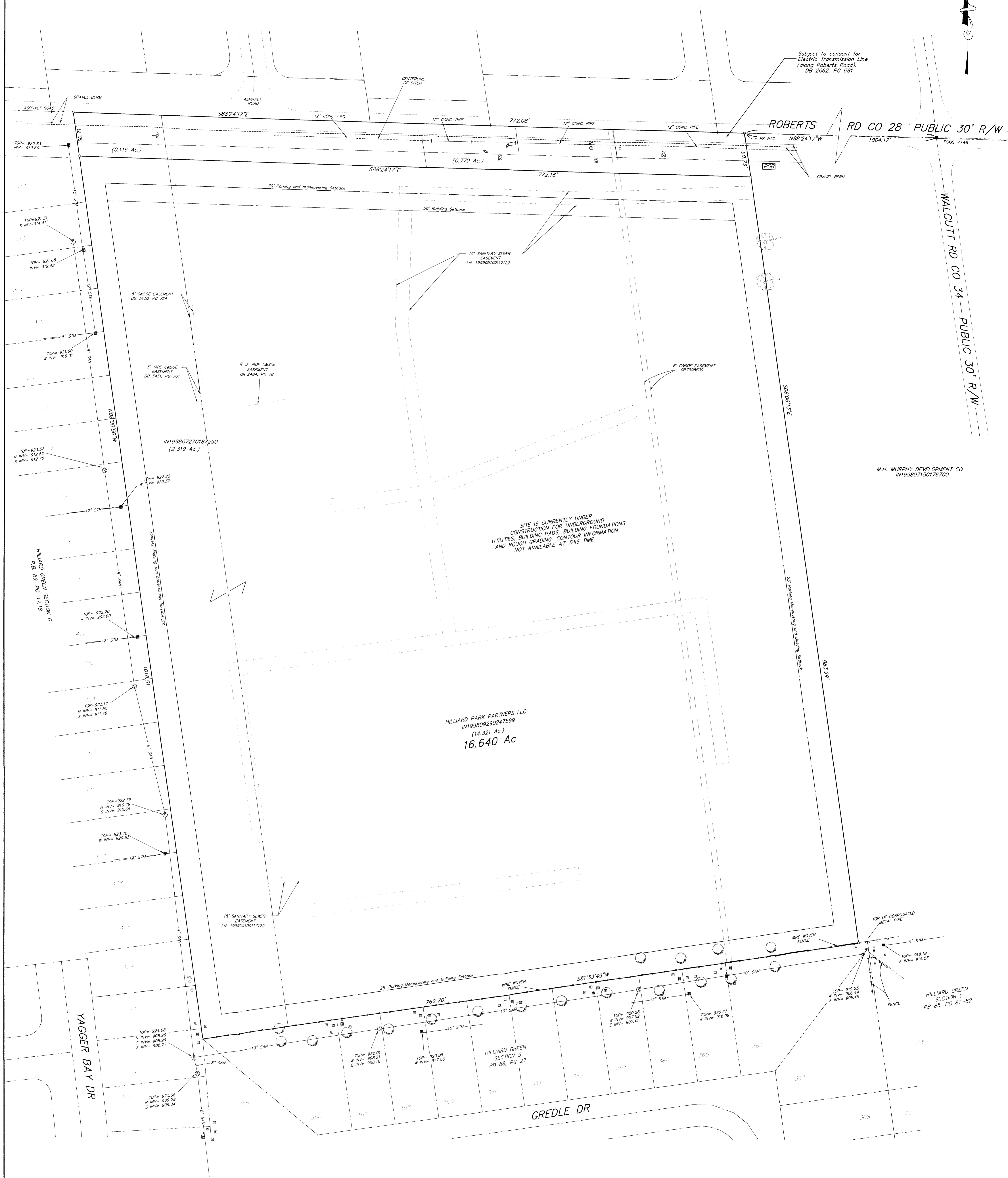


SURVEY OF ACREAGE PARCEL  
VIRGINIA MILITARY LANDS SURVEY No. 3446  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
FHA PROJECT NO. (043-35384)



SITE IS CURRENTLY UNDER CONSTRUCTION FOR UNDERGROUND UTILITIES, BUILDING PADS, BUILDING FOUNDATIONS AND ROUGH GRADING. CONTOUR INFORMATION NOT AVAILABLE AT THIS TIME

HILLIARD PARK PARTNERS LLC  
IN199809290247599  
(14.321 Ac.)  
16.640 Ac

M.H. MURPHY DEVELOPMENT CO.  
IN199807150176700

**BASIS OF BEARINGS:**  
The basis of bearings for this description is based on a bearing of S81°33'49\"/>

▲ = R.R. SPK. FND.  
△ = R.R. SPK. SET  
● = I.P. FND.  
○ = I.P. SET  
I.P.S. Set are 1 3/16\"/>

**LEGEND**

⊙	= Sanitary Manhole	⊞	= Electric Control Box
⊞	= Underground Telephone Line Post	⊞	= Water Tap (Service)
⊞	= Mail Box	⊞	= Gas Valve
⊞	= Catch Basin	⊞	= Electric Meter
⊞	= Utility Pole	⊞	= Telephone Pedestal
⊞	= Light pole	⊞	= Miscellaneous Tree, Diameter (in)
⊞	= Guy Wire	⊞	= Pine Tree, Diameter (in)
⊞	= Power Pole	⊞	= Woodline
⊞	= Electric Transformer		

SURVEYED & PREPARED BY  
**EMT & SONS**  
CONSULTING ENGINEERS & SURVEYORS  
170 HILL STREET  
CAHANNA, OHIO 43230  
(614) 471-5150

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16.640 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 3446 and being all out of those tracts as conveyed to Hilliard Park Partners L.L.C. of record in Instrument Number 199809290247599 and Instrument Number 199807270187290, all references refer to the records of the Recorder's Office, Franklin County, Ohio and described as follows:

Beginning for reference at a P.K. Nail set in the centerline of Roberts Road (County Road 28) and being the northwesterly corner of that tract as conveyed M.H. Murphy Development Co. of record in Instrument Number 199807150176700, said P.K. Nail being North 88° 24' 17" West, a distance of 1004.12 feet from F.C.G.S. Monument No. 7746 located at the centerline intersection of said Roberts Road (County Road 28) and Walcutt Road (County Road 34);

thence South 08° 06' 13" East with the westerly line of said M.H. Development Co. tract, a distance of 50.73 feet to an iron pin set at the True Point of Beginning for this description;

thence South 08° 06' 13" East, continuing with the westerly line of said M.H. Murphy Development Co. tract, a distance of 883.99 feet to an iron pin set at the southwesterly corner of said Lilly tract, being in a northerly line of that subdivision entitled "HILLIARD GREEN SECTION 5", of record in Plat Book 88, Page 27;

thence South 81° 33' 49" West, with said northerly line of said subdivision, a distance of 762.70 feet to an iron pin set in the easterly line of that plat entitled "HILLIARD GREEN SECTION 6", of record in Plat Book 89, Pages 17 and 18;

thence North 08° 00' 56" West, with said easterly line extended, a distance of 1018.51 feet to an iron pin set in the proposed southerly right-of-way line of Roberts Road (County Road 28);

thence South 88° 24' 17" East, with said southerly right-of-way line, a distance of 772.16 feet to the point of beginning and containing 16.640 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The basis of bearings for this description is based on a bearing of South 81° 33' 49" West for the northerly line of that subdivision entitled "HILLIARD GREEN SECTION 5", of record in Plat Book 88, Page 27, Recorder's Office, Franklin County, Ohio.

The following items from Title Commitments No. 752-02-345 are not located on the subject parcel:

DB 945, PG 581, DB 2548, PG 90  
DB 1798, PG 41

3.238 acre Seymore tract subject to restriction of 1000 square foot floor space on any dwelling house erected on site.

DB 2273, PG 374

Parcel is subject to 10' wide Columbia Gas Easement in I.N. 199905260132672 (along centerline as installed) cannot be plotted gas line is not installed

The subject Parcel is located in Zone X (Areas determined to be outside 500-year Floodplain) as delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas map number 39049C0120 G with effective date of August 2, 1995.

The height restriction for the subject parcel is 35 feet per City of Columbus Zoning Code.

The under signed found no evidence of an bulk restrictions for the subject parcel in the City of Columbus Zoning Code.

"I hereby certify to the U.S. Department of Housing and Urban Development (HUD), Riley Mortgage, Hilliard Park Partners L.L.C., Title First Agency Inc. and to their successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon located in City of Columbus, Franklin County, Ohio, Virginia Military Survey No. 3446 on June 21, 1999; and that it and these maps were made in accordance with the HUD Survey Instructions and Report, form HUD-2457, and the requirements for an Urban Survey, as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys dated 1992.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 39049C0120G."



By Jeffrey A. Miller 6-24-99  
Professional Surveyor No. 7868

