



**BASIS OF BEARINGS**  
 The bearings shown herein are based on the bearing of N 39°16'13" W for the centerline of Dublin Road, as shown on City of Columbus Dublin Road Relocation Plan 1270 DR E.

**VERTICAL DATUM**  
 Elevations shown herein are based on NAVD 88.

- NOTES**
- The following list of item numbers corresponds to items listed in Schedule B Section II of the Chicago Title Insurance Company, Title Commitment Number 96160361, effective date of August 12, 1996 at 7:00 AM.
1. The easement of record in M.R. 9, Page 598 (Item # 3) (assigned to Columbia Gas in Deed Book 2548, Page 90) is a blanket easement that does apply to the subject 31.536 acre tract, but the exact location cannot be determined.
  2. The easement of record in Deed Book 858, Page 559 (Item # 4) does not apply to the subject 31.536 acre tract.
  3. The easement of record in Deed Book 865, Page 348 (Item # 5) does not apply to the subject 31.536 acre tract.
  4. The easement of record in Deed Book 1050, Page 412 (Item # 6) does not apply to the subject 31.536 acre tract.
  5. The easement of record in Deed Book 4226, Page 132 (Item # 7) does not apply to the subject 31.536 acre tract.

**CERTIFICATION**

This certification is made to Mt Schaffenstein Homes, Inc., with Development LLC, and to Chicago Title Insurance Company, as follows:

I hereby certify that Survey Job Number 3675B2, entitled "Survey Of 31.536 Acres" was prepared from an on-the-ground survey made under my supervision and that I and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same except as noted; that the size, location and type of buildings and visible improvements are as shown and all are within the boundary lines and applicable setback lines of the property; the undersigned is not aware of any violations of zoning ordinances, restrictions or other rules or regulations with reference to the location of said buildings and visible improvements; this survey depicts all (a) recorded easements, rights-of-way and other encumbrances listed in Schedule B of the "Title Commitment", 96160361 issued by Chicago Title Insurance Company with an effective date of August 12, 1996 and (b) any evidence of easements which appear from a careful inspection of the property; that there are no encroachments affecting this property other than as shown; that electric, gas and telephone utilities are located on the tract; that to the extent known by the undersigned, any utility, transformer or other conveyance system is shown on the survey; that the parcel described herein does not lie within flood hazard areas in accordance with the Flood Insurance Rate Map Community Panel Number 39049C-0138G, with an effective date of August 2, 1995, and that the property has direct access to Dublin Road, a public road maintained by The City of Columbus.

This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by American Land Title Association and American Congress on Surveying and Mapping.

**R. D. ZANDE & ASSOCIATES, INC.**  
 J. TODD HEWWOOD  
 Registered Surveyor No. 7660  
 06/20/97  
 Date

**SURVEY OF**  
**31.536 ACRES**  
 lying in  
**VIRGINIA MILITARY SURVEY No. 544**  
**CITY OF COLUMBUS, COUNTY OF FRANKLIN, OHIO**  
 SCALE: 1" = 100'      DATE: JUNE, 1997

Prepared By:  
**R. D. Zande & Associates, Inc.**  
 1237 Dublin Road  
 Columbus, Ohio 43215

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