

LEGEND

- C/L - CENTERLINE
- R/W - RIGHT-OF-WAY
- SET #5 IRON PIN & CAP
- EXISTING IRON PIN OR PIPE
- EXISTING STONE
- EXISTING MONUMENT
- SET MAGNETIC NAIL
- I.D. - INSIDE DIAMETER (EXIST. PIPE)
- P.O.B. - POINT OF BEGINNING
- ▲ ELECTRIC OR TELEPHONE POLE

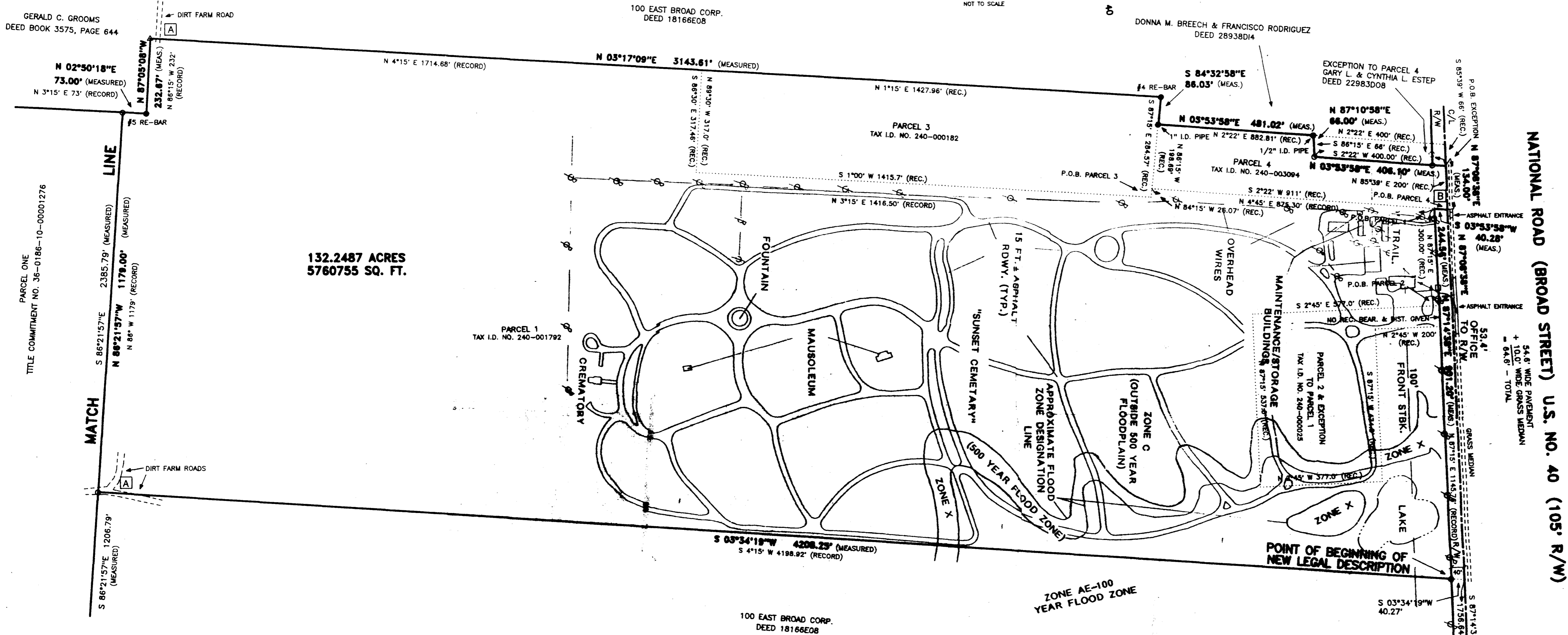
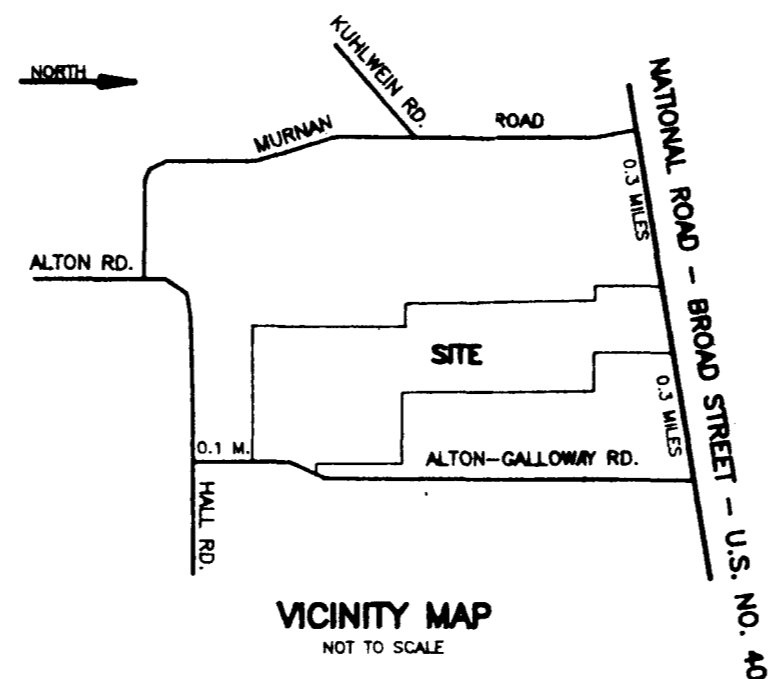
STATEMENT OF ENCROACHMENTS

- A FARM ACCESS ROADS CROSS THE EASTERLY & WESTERLY PROPERTY LINES NEAR THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SUBJECT PROPERTY WITH NO APPARENT EASEMENT.
- B OVERHEAD UTILITY LINES CROSS PARCEL 4, IN THE RIGHT-OF-WAY OF NATIONAL ROAD (BROAD STREET) WITH NO APPARENT EASEMENT.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE BUILDINGS ON THIS PROPERTY ARE IN ZONE "C", OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39049C 0210 G, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1995 AND ZONE "C" IS NOT A SPECIAL FLOOD HAZARD AREA. PORTIONS OF THIS PROPERTY ARE IN ZONES "X" AND ZONE "AE", WHICH ARE 500 AND 100 YEAR FLOOD HAZARD ZONES. SEE PLAT FOR APPROXIMATE LOCATION OF FLOOD DESIGNATION LINES. BY TELEPHONE CALL DATED OCTOBER 16, 1996, TO THE NATIONAL FLOOD INSURANCE PROGRAM (800 638-8620), WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD 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.

VICINITY MAP
NOT TO SCALE



132.2487 ACRES
5760755 SQ. FT.

NATIONAL ROAD (BROAD STREET) U.S. NO. 40 (105' R/W)

ZONING INFORMATION

ZONING CLASSIFICATION - A - AGRICULTURE
 NET LOT AREA - 5 ACRES
 MINIMUM LOT WIDTH - 300 FT.
 MINIMUM FRONT BUILDING SETBACK - 100 FT.
 MINIMUM SIDE BUILDING SETBACK - ONE SIDE - 50 FT.
 MINIMUM SIDE BUILDING SETBACK - SUM OF BOTH SIDES - 125 FT.
 MINIMUM ACCESSORY BLDG. SETBACK - 150 FT. - FRONT
 20 FT. - EACH SIDE
 20 FT. - REAR
 MAXIMUM LOT COVERAGE 10%
 MAXIMUM BUILDING HEIGHT - 35 FT.
 MINIMUM FLOOR AREA PER UNIT - SINGLE FAMILY - 1300 S.F.
 CONTACT: CONNIE SWISHER
 ZONING INSPECTOR
 PRAIRIE TOWNSHIP ZONING OFFICE
 PHONE: (614) 878-3317
 FAX: (614) 878-0566

ACCESS NOTE

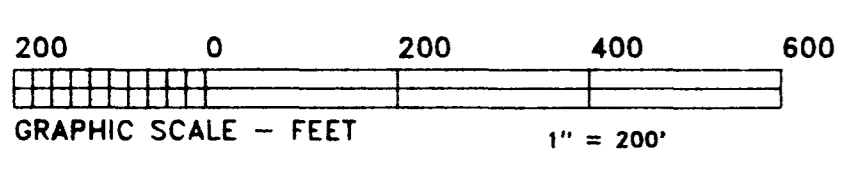
SUBJECT PROPERTY HAS DIRECT ACCESS TO BROAD STREET, A 105 FT. WIDE OPEN AND IMPROVED NATIONAL ROADWAY, OVER TWO ASPHALT ENTRANCES AS SHOWN. SUBJECT PROPERTY HAS DIRECT ACCESS TO ALTON - GALLOWAY ROAD, A 60 FT. WIDE OPEN AND IMPROVED COUNTY ROADWAY, OVER A GRAVEL DRIVEWAY, AS SHOWN.

MICELLANEOUS NOTES

BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, USINGS PINS AND PIPES FOUND ON THE NORTH RIGHT-OF-WAY OF NATIONAL ROAD (BROAD STREET), IN THE TOWN OF ALTON, EAST OF THE SUBJECT PROPERTY, AS FIELD CONTROL.
 OCCUPATION GENERALLY FITS THIS SURVEY, EXCEPT AS NOTED.
 DOCUMENTS USED FOR THIS SURVEY: DEEDS SHOWN; FRANKLIN COUNTY GIS TAX MAPS; RIGHT-OF-WAY PLANS FOR NATIONAL ROAD; R/W PLANS FOR ALTON-GALLOWAY ROAD (PLANS NO. 35, SECTION B); DEED BOOK 15, PAGE 478 (PLAT FOR THE TOWN OF ALTON); SURVEY PLATS FOR AREA 0-92-D & AREA 0-91-F; FLOOD INSURANCE RATE MAP NO. 39049C0205G & 39049C0210G; TITLE COMMITMENT NOS. 36-0186-10-00001275 & 36-0186-10-00001276.

NOTES CORRESPONDING TO SCHEDULE B, SECTION 2, TITLE COMMITMENT NO. 36-0186-10-00001275

- ⑤ EASEMENT OF RECORD IN DEED BOOK 1001, PAGE 150, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED.
- ⑥ EASEMENT OF RECORD IN DEED BOOK 2177, PAGE 378, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT PLOTTED.
- ⑦ EASEMENT OF RECORD IN DEED BOOK 1784, PAGE 90, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT PLOTTED.
- ⑧ EASEMENT OF RECORD IN DEED BOOK 1127, PAGE 128, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT PLOTTED.
- ⑨ EASEMENT OF RECORD IN DEED BOOK 1127, PAGE 75, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT PLOTTED.



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LEGAL DESCRIPTION

Situated in Prairie Township, Franklin County, Ohio in Military Survey Number 5106 and being all the property conveyed to William H. Coughard and Harold A. Fitch, Trustees for Sunset Trust Estate in Deed Volume 2676, Page 15 and being all the property conveyed to William H. Coughard, Harold A. Fitch and Harry O. Chen, Trustees in Deed Volume 836, Page 379 and Deed Volume 832, Page 575 and being all the property conveyed to Sunset Trust Estate in Deed #5449D04 of the Franklin County Recorder's Office and being more particularly described as follows:

Commencing at existing Franklin County Geographic Survey Monument #0077 at the intersection of the centerline of Alton - Galloway Road and the south line of Hickory Alley in the Town of Alton, plat for said town being recorded in Deed Book 15, Page 478; Thence with the centerline of said Alton - Galloway Road, North 3 degrees 19 minutes 23 seconds West, 221.31 feet; Thence with the centerline of National Road (Broad Street) the following two calls: South 87 degrees 12 minutes 38 seconds West, 172.23 feet to an angle point in said centerline at the west line of said Town of Alton; Thence South 87 degrees 14 minutes 38 seconds West, 1756.64 feet; Thence leaving said centerline, South 3 degrees 34 minutes 19 seconds West, 40.27 feet to a set #5 iron pin and cap on the south right-of-way line of National Road (Broad Street) and the True Point of Beginning for this description; Thence with the west line of the property conveyed to 100 East Broad Corporation in Deed #16166E06, South 3 degrees 34 minutes 19 seconds West, 4288.25 feet to a set #5 iron pin and cap; Thence with the north line of the property conveyed to Robert Richards, Trustee in Deed #5449D06, North 86 degrees 21 minutes 57 seconds West, 1179.00 feet to a set #5 iron pin and cap; Thence with the lines of the property conveyed to Gerald C. Grooms in Deed Book 3575, Page 644 the following two calls: North 2 degrees 50 minutes 18 seconds East, 73.00 feet to an existing #5 iron pin; Thence North 87 degrees 05 minutes 08 seconds West, 232.67 feet to an existing stone; Thence with the east line of the property conveyed to 100 East Broad Corporation in Deed #16166E06, North 3 degrees 17 minutes 09 seconds East, 3143.61 feet to an existing #4 iron pin; Thence with the lines of the property conveyed to Donna M. Breech and Francisco Rodriguez in Deed #28938D14 the following two calls: South 84 degrees 32 minutes 58 seconds East, 86.03 feet to an existing 1" inside diameter iron pipe; Thence North 3 degrees 53 minutes 58 seconds East, 481.02 feet to an existing 1/2" I.D. iron pipe; Thence with the lines of the property conveyed to Gary L. and Cynthia L. Estep in Deed #22983D08 the following two calls: North 87 degrees 10 minutes 58 seconds East, 66.00 feet to a set #5 iron pin and cap; Thence North 3 degrees 53 minutes 58 seconds East, 66.00 feet to a set #5 iron pin and cap; Thence North 3 degrees 53 minutes 58 seconds East, passing a set iron pin on the south right-of-way line of National Road (Broad Street) at 365.82 feet, for a total distance of 406.10 feet; Thence with the centerline of National Road (Broad Street), a 105 foot wide U.S. Highway, North 87 degrees 06 minutes 38 seconds East, 134.00 feet; Thence leaving said centerline, South 3 degrees 53 minutes 58 seconds West, 48.28 feet; Thence with the south right-of-way line of said National Road (Broad Street) the following two calls: North 87 degrees 06 minutes 38 seconds East, 244.56 feet to an existing concrete right-of-way monument; Thence North 87 degrees 14 minutes 38 seconds East, 901.28 feet to the Point of Beginning, containing 132.2487 acres (5760755 square feet) of land.

Bearings for this survey were transferred from a survey performed by the Franklin County Engineer's Office and are based on Ohio State Plane Coordinate System, South Zone, NAD83.

The above legal description being taken from a survey and plat by Mark P. Scott, Ohio Registered Land Surveyor No. 7407, said survey being dated October 22, 1996.

The above legal description describes the same property as Schedule A of Title Commitment No. 36-0186-10-00001275, of the Chicago Title Insurance Company, bearing an effective date of October 4, 1996.

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ALTA/ACSM LAND TITLE SURVEY

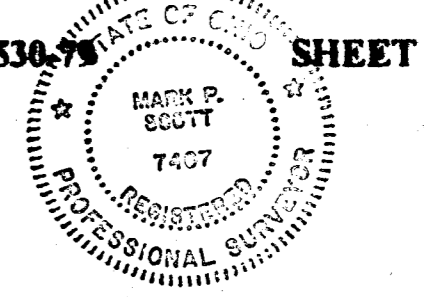
SCI PROJECT
 Sunset Cemetery and adjacent land
 6959 West Broad Street, Galloway, OH. 43119
 Based upon Title Report/Commitment No. 36-0186-10-00001275 of Chicago Title Insurance Company bearing an effective date of October 4, 1996

Surveyor's Certification
 To: SCI Ohio Funeral Services Inc., Chicago Title Insurance Company, _____ and Bock & Clark;

The undersigned certifies to the best of his professional knowledge, information and belief that this map or plat and the Survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992; (ii) in accordance with the "Survey Requirements for Service Corporation International Project Surveys Dated May 5, 1994," includes items 1, 2, 3, 4, 6, 8, 10, 11, 13, 14, 17, and 20, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Registration No. 7407
 within the state of Ohio
 Date of Survey 10/22/96
 Date of Last Revision 10/31/96

Network Project No. 94530-75 SHEET 1 OF 2



BOCK & CLARK'S NATIONAL SURVEYORS NETWORK
 ENGINEERS & SURVEYORS (800-787-8397) (FAX: 330-666-3608)
 537 N. CLEVELAND - MASSILLON RD., AKRON, OHIO 44333