

**ALTA/ASCM**  
**Land Title Survey**  
 Section 13, Quarter Township 2, Township 2, Range 16  
 United States Military Lands  
 City of Columbus, Franklin County, Ohio

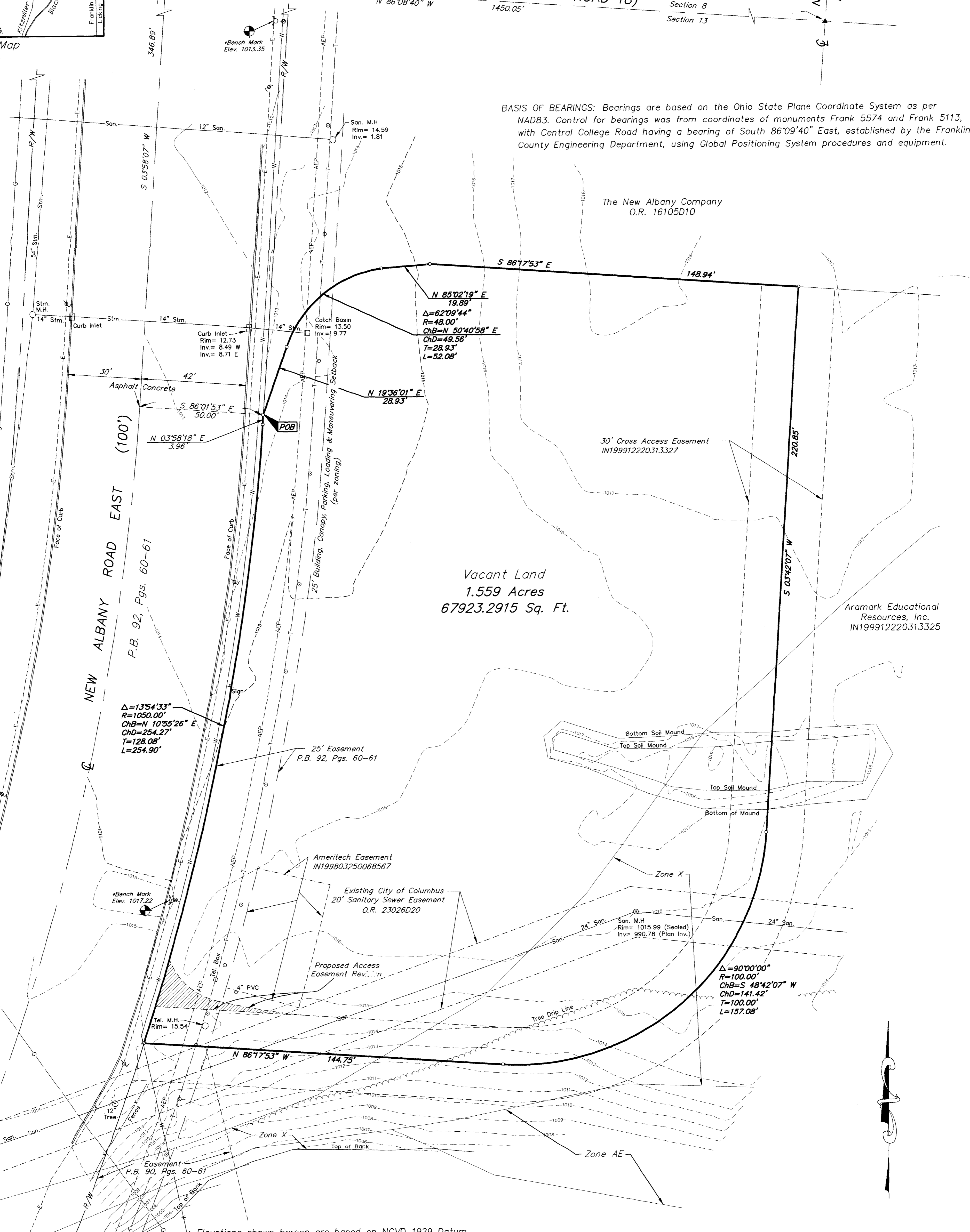
NEW ALBANY ROAD EAST  
 P.B. 86, Pg. 78

CENTRAL COLLEGE ROAD (COUNTY ROAD 18)  
 N 86°08'40" W 1450.05'

NEW ALBANY CONDUIT ROAD (S.R. 605)

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments Frank 5574 and Frank 5113, with Central College Road having a bearing of South 86°09'40" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

- LEGEND**
- Bench Mark
  - Fire Hydrant
  - Metal Light Pole
  - PVC
  - San. M.H.
  - Sign
  - Telephone M.H.
  - Telephone OUPS
  - Water Valve
  - E- Underground Electric (Street Lighting)
  - AEP- Underground Electric (American Electric Power)
  - G- Gas
  - San- Sanitary
  - Stm- Storm
  - T- Underground Telephone
  - W- Water



$\Delta=13^{\circ}54'33''$   
 $R=1050.00'$   
 $ChB=N 10^{\circ}55'26'' E$   
 $ChD=254.27'$   
 $T=128.08'$   
 $L=254.90'$

$N 85^{\circ}02'19'' E$   
 $19.89'$   
 $\Delta=62^{\circ}09'44''$   
 $R=48.00'$   
 $ChB=N 50^{\circ}40'58'' E$   
 $ChD=49.56'$   
 $T=28.93'$   
 $L=52.08'$

$\Delta=90^{\circ}00'00''$   
 $R=100.00'$   
 $ChB=S 48^{\circ}42'07'' W$   
 $ChD=141.42'$   
 $T=100.00'$   
 $L=157.08'$

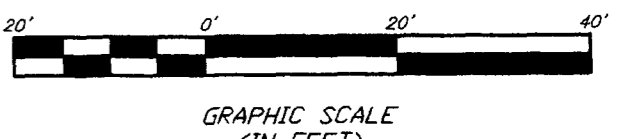
\* Elevations shown hereon are based on NGVD 1929 Datum  
 According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain; areas of 500-year flood; area of 100-year flood with average depths of less than 1' or with drainage areas less than one square mile, and areas protected by levees).

The following items from Title Commitment 120001399 are not located on the Subject Parcel:  
 IN199911050278938 (Sanitary Sewer Easement)  
 IN199912220313323 (Conservation Easement)

The Subject Parcel is located within the area described by the following item from Title Commitment 1220001399  
 IN199912220313327 (Cross Easement and Maintenance Agreement)

To: BP EXPLORATION AND OIL INC., STEWART TITLE AGENCY, AND STEWART TITLE GUARANTY COMPANY:  
 The undersigned does hereby certify that a survey was this day made on the ground on the property legally described hereon and is correct; that there are no visible discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, visible easements or right-of-way, except as shown on the plat hereon; that said property abuts a public roadway; that the plat hereon is a true, correct and accurate representation of the property described herein above; and that this land survey plat was made in accordance with the minimum standard ALTA/ACSM requirements for land title surveys in effect on the date of this survey and includes items 1 - 6 & 11 from Table A thereof;  
 The undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and certifies that the quantity of land shown hereon is correct.

**UTILITY STATEMENT:**  
 The underground utilities shown hereon 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.



- = I.P. FND.
  - = I.P. SET
  - = MAG. NAIL FND.
  - = MAG. NAIL SET
  - ▲ = R.R. SPK. FND.
  - ▲ = R.R. SPK. SET
  - = P.K. NAIL FND.
- I.P.S. Set are 13/16" I.D. Iron pipe w/ cap inscribed EMH&T.

SURVEYED & PREPARED BY  
**EMH&T**  
 CONSULTING ENGINEERS & SURVEYORS  
 170 MILL STREET  
 GAHANNA, OHIO 43230  
 (614) 471-5150



SCALE: 1" = 20'  
 REVISIONS:  
 APRIL 17, 2000  
 MAY 10, 2000  
 OCTOBER 18, 2000  
 NOVEMBER 17, 2000

Subject parcel is Zoned CPD Per City of Columbus Zoning  
 Per Zoning Agreement: (Subarea 7: CPD)  
 Setback from Central College Road shall be zero for all buildings and parking, loading, and maneuvering areas.  
 The height district shall be 60'.