

SURVEY OF ACREAGE PARCEL

QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 16

UNITED STATES MILITARY LANDS

VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO

LEGEND	
	= Utility Pole
	= Guy Pole
	= Yard Light
	= Wooden Light pole
	= Sign
	= Electric Outlet
	= Power Pole
	= Gas Meter
	= Gas Marker Post
	= Sanitary Manhole
	= Telephone Pole
	= Fire Hydrant

DESCRIPTION OF A 1.254 ACRE PARCEL

Village of New Albany Franklin County, Ohio

Situated in the State of Ohio, the County of Franklin, the Village of New Albany, located in Quarter Township 4, Township 2, Range 16, United States Military Lands, and being all of that parcel conveyed to The New Albany Plain Township Heritage Preservation Society, of record in Official Record 27848G04, all references are to the Recorder's Office, Franklin County, Ohio, and more particularly bounded and described as;

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 9917B, marking the centerline intersection of Reynoldsburg-New Albany Road and Dublin-Granville Road (Old State Route 161);

thence South 53° 22' 08" East, with the centerline of Dublin-Granville Road and with a northerly line of that 1.776 acre parcel conveyed to The New Albany Company LLC, of record in Official Record 16314A12, Official Record 21256E01, and Instrument Number 199811120289607, a distance of 178.73 feet to a point of curvature of a curve to the left;

thence southeasterly, continuing with the centerline of Dublin-Granville Road, with the northerly line of said 1.776 acre parcel and the northerly line of 0.547 acre parcel conveyed to The New Albany Company LLC, of record in Instrument Number 200210280272345, with the arc of said curve, (Delta = 32° 38' 00", Radius = 345.40 feet), a chord bearing and distance of South 69° 41' 12" East, 194.08 feet to a point of tangency;

thence South 86° 00' 14" East, continuing with the centerline of Dublin-Granville Road, with the northerly line of said 0.547 acre parcel, the northerly line of that 0.566 acre parcel conveyed to The New Albany Company LLC, of record in Official Record 16314A12, and the northerly line of that 73.743 acre parcel conveyed to The New Albany Company LLC, of record in Official Record 16314A12, a distance of 426.53 feet to a mag nail set at northeasterly corner of said 73.743 acre parcel, and being the True Point of Beginning;

thence South 86° 00' 14" East, continuing with the centerline of said Dublin-Granville Road, a distance of 200.63 feet to a railroad spike found at a northwesterly corner of said 73.743 acre parcel;

thence with the lines of said 73.743 acre parcel, the following described courses and distances:

South 04° 46' 54" West, passing an iron pin found at 29.90 feet, a distance of 272.08 feet to an iron pin found;

North 85° 00' 07" West, a distance of 11.27 feet to an iron pin found;

South 03° 57' 31" West, a distance of 5.00 feet to an iron pin found;

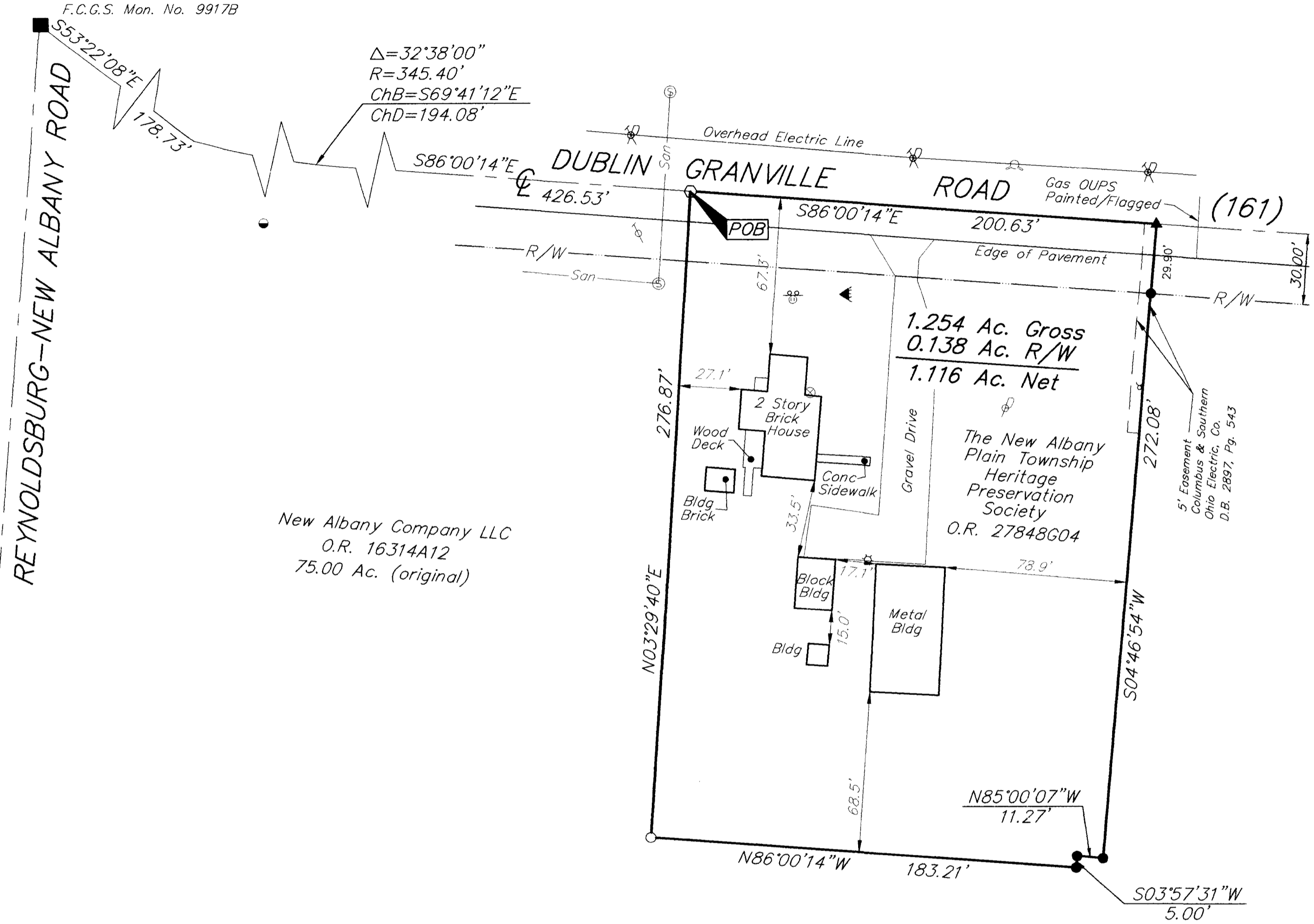
North 86° 00' 14" West, a distance of 183.21 feet to an iron pin set; and

North 03° 29' 40" East, a distance of 276.87 feet to the True Point of Beginning, containing 1.254 acres, more or less, inclusive of the present right-of-way which occupies 0.138 acre, subject to all easements, restrictions and rights-of-way of record.

The bearings contained herein are based on the bearing of North 85° 35' 08" East between Franklin County Geodetic Survey Monument Number FRANK 78 and Franklin County Geodetic Survey Monument Number 9917B marking the centerline intersection of Reynoldsburg-New Albany Road and Dublin-Granville Road.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description is based on a field survey made by EMHT, Inc., Gahanna, Ohio during November 2002.



New Albany Company LLC
O.R. 16314A12
75.00 Ac. (original)

1.254 Ac. Gross
0.138 Ac. R/W
1.116 Ac. Net

The New Albany
Plain Township
Heritage
Preservation
Society
O.R. 27848G04

The following item from Title Commitment # 120024422 could not be positively located from the description provided;

Blanket Right-of-Way Easement to Sinclair Refining Co., D.B. 1064, Pg. 290, assignment to Ohio River Pipeline Co. in Assignment Release Vol. 190, Pg. 543.

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), Community Panel No. 39049C0183 G.

UTILITY STATEMENT:

The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

CERTIFICATION: (Commitment No. 120024422)

To: The New Albany Company LLC & Stewart Title Guaranty Company

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA /ACSM and NSPS in 1999", and includes items 1, 3, 4, 7, 8, 10, 11 (a) & 13 of Table A "Optional Survey Responsibilities & Specification" thereof, and pursuant to the Accuracy Standards as adopted by ALTA, ACSM & NSPS in effect on the date of this certification.



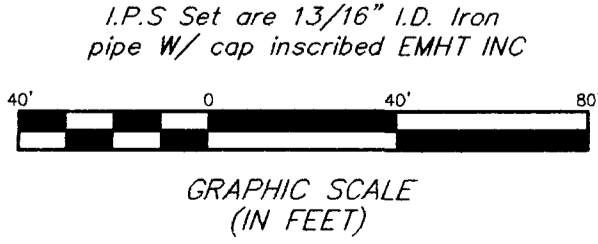
By *Clark E. White* 12/12/02
Professional Surveyor No. 7868

Surveyed & Prepared
By
EVANS, MECHWART, HAMBLETON & TILTON INC.
CONSULTING ENGINEERS & SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
614/471-5150

SCALE: 1" = 40' DECEMBER 12, 2002

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

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 78 & 9917B, having a bearing of North 85° 35' 08" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



Note:
Zoning information was not made available to the undersigned as of the date of this survey.

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