

SURVEY OF ACREAGE PARCEL

QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



Columbus & Southern
Ohio Electric Company
5.637 Ac.
D.B. 3403, Pg. 254

Synergy Capital Co. Ltd.
IN. 199905140123044

George D. & Johanna C. Boston
D.B. 3791, Pg. 406
O.R. 1295J04

Property is subject to permanent easements for public utilities within vacated streets as prescribed by O.R.C. 723041, as it pertains to "Somerset No. 7 and Somerset No. 2, Reserve "B", Lots, Streets and Easements Vacation Plat" of record in P.B. 91, Pg. 76.

The following items from Title Commitment No. 9902587 can not be positively located from the description provided:

M.R.V. 2, Pg. 503
Assigned to Columbia Gas of Ohio, Inc.
D.B. 882, Pg. 27

M.R.V. 5, Pg. 406
Assigned to The Ohio Fuel Gas Company
D.B. 882, Pg. 27

The following items, within said premises, are vacated under the plat entitled "Somerset No. 7 and Somerset No. 2, Reserve "B", Lots, Streets and Easements Vacation Plat", of record in P.B. 91, Pg. 76

- 1) Columbus & Southern Ohio Electric Company Right-of-way for electric transmission within the easement areas upon "Somerset No. 2" of record in P.B. 37, Pg. 92-94
- 2) All plated utility easements within "Somerset No. 2" of record in P.B. 37, Pg. 92-94

The following item from Title Commitment No. 9902587 is not located on the subject parcel:

D.B. 2648, Pg. 226

City of Columbus
50' Waterline Easement
DB 3081, Pg. 238

Reserve C

Somerset No. 3
P.B. 37, Pg. 95-97

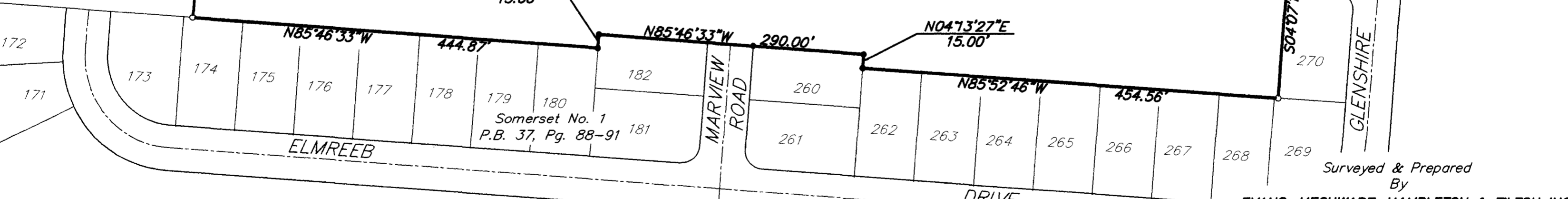
▲ = R.R. SPK. FND.
△ = R.R. SPK. SET
● = I.P. FND.
○ = I.P. SET
I.P.S Set are 13/16" I.D. Iron pipe W/ cap inscribed EMH&T.

Somerset No. 7 & Somerset No. 2, Reserve "B",
Lots, Streets and Easement Vacation Plat
P.B. 91, Pg. 76

Center City
Development Corporation
39.766 Ac
IN. 199906230159903

35.805 Ac.

David S Gutridge, Trustee of Benchmark Land Trust
O.R. 16546G03



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. 39049C0170G.

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments 7778 & 8858, having a bearing of South 03°57'06" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

CERTIFICATION: (Commitment No. 9902587)

To: Joshua Investment Company & Stewart Title Guaranty Company

This is to certify, to the best of my knowledge 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 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

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



Professional Surveyor No. 7868

SCALE: 1" = 100'

MARCH 6, 2000