

SURVEY OF ACREAGE PARCEL
QTR TWP 3 & 4 TWP 2 RNG 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

0.151 ACRE

Situated in the State of Ohio, County of Franklin, Village of New Albany, Quarter Township 3, Township 2, Range 16, United States Military Lands and being all out of that tract of land as conveyed to New Albany Company Limited Partnership of record in Official Record 1459017 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at a point on a curve at the centerline intersection of State Route 161 (Dublin-Granville Road) with Market Street as the same is shown on the plat entitled "Market Street, Columbus-Millersburg Road and Dublin-Granville Road Dedication and Easements" of record in Plat Book 90, Page 53;

thence South 20° 45' 33" East with the centerline of said Market Street, a distance of 72.99 feet to a point;

thence South 69° 14' 27" West, a distance of 40.00 feet to an iron pin set in the westerly right-of-way line of Market Street at the true point of beginning for this description;

South 20° 45' 33" East, with said westerly right-of-way line, a distance of 54.95 feet to an iron pin set in the northerly line of that tract of land as conveyed to Ruth D. Hilbert, of record in Deed Book 1214, Page 382;

thence North 85° 41' 30" West, with said northerly line, a distance of 112.69 feet to an iron pin set at a corner thereof;

thence North 05° 00' 15" East, with an easterly line of said Hilbert tract, a distance of 61.66 feet to an iron pin set at a point on a curve in the southerly right-of-way line of said State Route 161 (Dublin-Granville Road);

thence with said southerly right-of-way line with a curve to the right having a central angle of 01° 37' 38" & radius of 1587.03 feet, whose chord bears North 81° 09' 48" East, a chord distance of 45.07 feet to an iron pin set at a point of compound curvature;

With a curve to the right having a central angle of 77° 15' 50", a radius of 40.00 feet, whose chord bears South 59° 23' 28" East, a chord distance of 49.95 feet to the true point of beginning and containing 0.151 acre of land, more or less.

5.206 ACRES

Situated in the State of Ohio, County of Franklin, Village of New Albany, Quarter Townships 3 and 4, Township 2, Range 16, United States Military Lands and being all out of those lands as conveyed to New Albany Company Limited Partnership of record in Official Record 1459017, Official Record 13030010, Official Record 12773801 and Official Record 12773A13 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at a point on a curve at the centerline intersection of State Route 161 (Dublin-Granville Road) with Market Street as the same is shown on the plat entitled "Market Street, Columbus-Millersburg Road and Dublin-Granville Road Dedication and Easements" of record in Plat Book 90, Page 53;

thence with the centerline of said State Route 161 (Dublin-Granville Road) the following courses:

With a curve to the right having a central angle of 01° 45' 05", a radius of 1637.02 feet, whose chord bears North 85° 02' 16" East, a chord distance of 50.04 feet to a point of tangency;

North 85° 53' 48" East, a distance of 70.62 feet to a point;

thence South 04° 06' 12" East, a distance of 50.00 feet to an iron pin set in the southerly right-of-way line of said State Route 161 (Dublin-Granville Road) at the true point of beginning for this description;

thence with said southerly right-of-way line, the following courses:

North 85° 53' 48" East, a distance of 473.09 feet to an iron pin set at a point of curvature;

With a curve to the right having a central angle of 01° 36' 07", a radius of 5679.58 feet, whose chord bears North 86° 41' 51" East, a chord distance of 158.78 feet to an iron pin set;

North 03° 15' 07" East, a distance of 20.10 feet to an iron pin set;

With a curve to the right having a central angle of 01° 27' 40", a radius of 5699.58 feet, whose chord bears North 88° 14' 57" East, a chord distance of 145.35 feet to an iron pin set at a point of tangency;

North 88° 58' 47" East, a distance of 291.29 feet to an iron pin set at a point of curvature;

With a curve to the right having a central angle of 15° 55' 01", a radius of 606.62 feet, whose chord bears South 83° 03' 42" East, a chord distance of 167.98 feet to an iron pin set at a point of tangency;

South 75° 06' 12" East, a distance of 242.01 feet to an iron pin set in the westerly line of that tract of land as conveyed to Nina J. Myers, of record in Deed Book 2130, Page 163;

thence South 06° 06' 41" West, with the westerly line of said Myers tract, a distance of 182.71 feet to an iron pin set at a corner thereof;

thence North 75° 05' 07" West, with the northerly line of said Myers tract, a distance of 332.01 feet to an iron pin set in the easterly line of a 0.460 acre tract as conveyed to David and Pamela Shields, of record in Official Record 7069G14;

thence with the perimeter of said 0.460 acre tract, the following courses:

North 04° 43' 42" East, a distance of 41.78 feet to an iron pin set at the northeasterly corner thereof;

North 77° 00' 26" West, a distance of 115.66 feet to an iron pin set at the northwesterly corner thereof;

South 04° 43' 42" West, a distance of 74.14 feet to an iron pin set at a corner of that tract of land as conveyed to Nina J. Myers, of record in Deed Book 3451, Page 522;

thence South 08° 57' 50" West, with a northerly line of said Myers tract, a distance of 241.20 feet to an iron pin set in the westerly line thereof;

thence with a new division line across said New Albany Company Limited Partnership tracts, the following courses:

North 86° 04' 06" West, a distance of 480.33 feet to an iron pin set;

South 81° 10' 40" West, a distance of 178.12 feet to an iron pin set;

South 68° 59' 39" West, a distance of 110.22 feet to an iron pin set at a point on a curve in the easterly right-of-way line of Market Street;

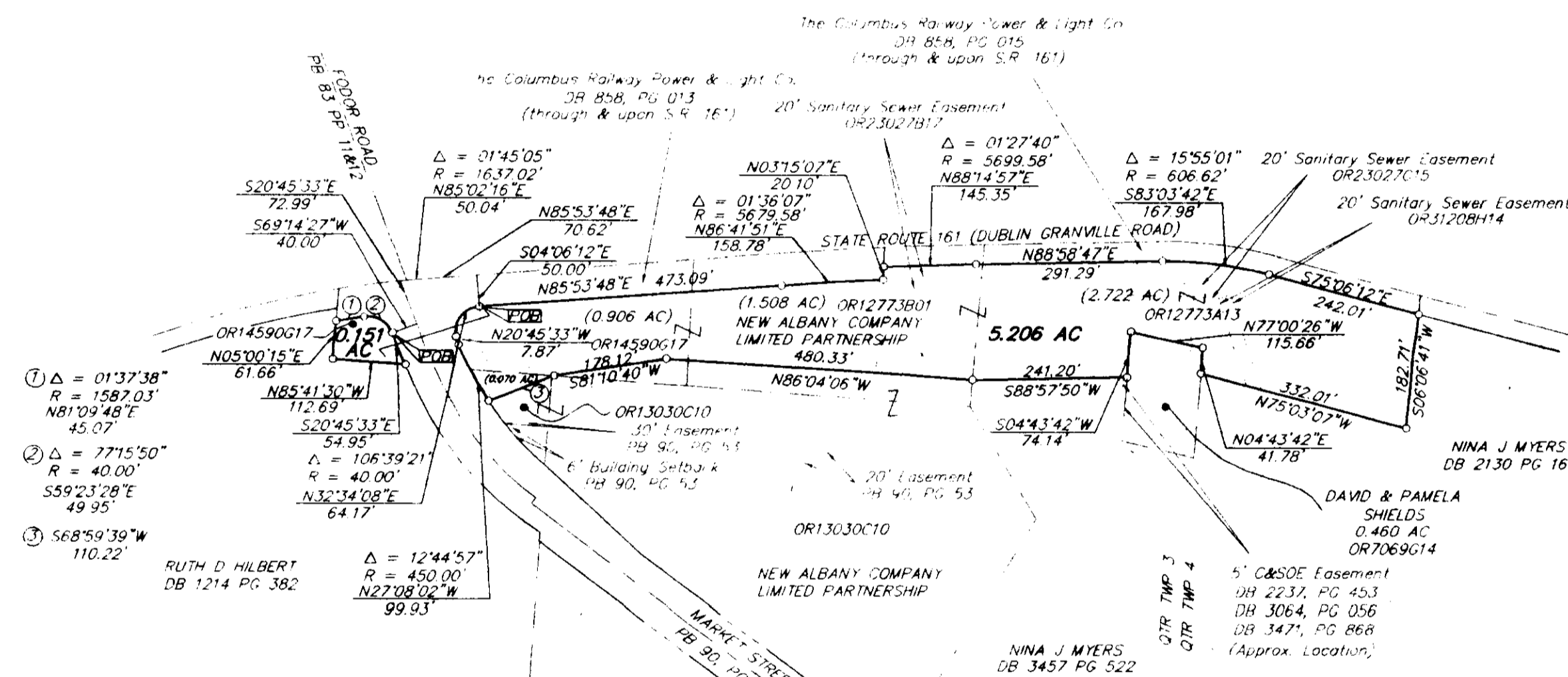
thence with said easterly right-of-way line, the following courses:

With a curve to the right having a central angle of 12° 44' 57", a radius of 450.00 feet, whose chord bears North 27° 08' 02" West, a chord distance of 99.93 feet to an iron pin set at a point of tangency;

North 20° 45' 33" West, a distance of 7.87 feet to an iron pin set at a point of curvature;

With a curve to the right having a central angle of 106° 39' 21", a radius of 40.00 feet, whose chord bears North 32° 34' 08" West, a chord distance of 64.17 feet to the true point of beginning and containing 5.206 acres of land, more or less.

The following items from Title Commitment No. 9901624 are not located on the subject parcel:
 DB 858, PG 004
 OR22791E10
 OR34188C08
 OR26734J11
 DB 2286, PG 436



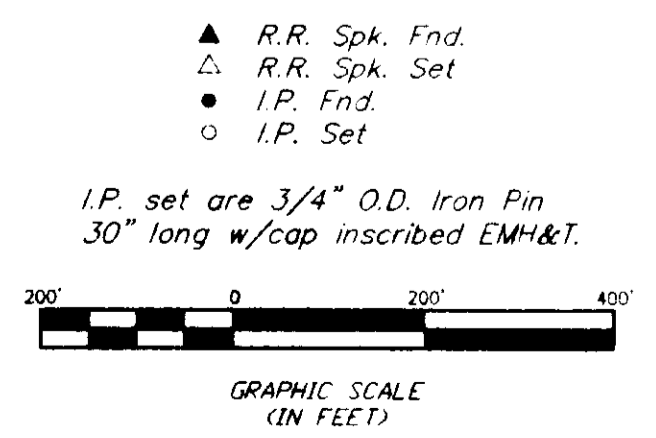
- ① Δ = 01°37'38"
R = 1587.03'
NB1°09'48"E
45.07'
- ② Δ = 77°15'50"
R = 40.00'
S59°23'28"E
49.95'
- ③ S68°59'39"W
110.22'

The subject parcel is located within the area described in the Declaration of Covenants and Restrictions for the New Albany Community Authority of record in OR16999C04. By its 12th supplement of record in IN19970R070065898 & IN199810200268024

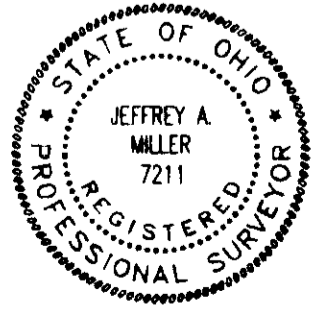
Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments FRANK 78 & FRANK 178 established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

To: Village of New Albany and Stewart Title Guaranty Company.

This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA/ACSM and NSPS in 1997.



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 (area determined to be outside the 500-year floodplain); Community Panel No. 39049C0180G.



By *Jeffrey A. Miller* 4-30-99
 Professional Surveyor No. 7211

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

SCALE: 1" = 200' APRIL 30, 1999