SURVEY OF ACREAGE PARCEL
LOCATED IN
QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 16 USML
VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO

The New Albany Country Club Section 3
P.B. 74, PP. 44 – 46

103 | 102 | 101 | 100 | 99

R/W

R/W

R/W

GRANT

BAUGHMAN

℄

R/W

SECTION 3

COUNTRY CLUB

THE NEW ALBANY

P.B. 74, PP. 44 – 46

Back of Curb

Face of Curb

David & Deborah Thompson
IN. 200003170052605

Dennis J. Riga
O.R. 31233B13

Dennis J. Riga
O.R. 834G16
O.R. 11878C09

Timothy P. &
Jane K. Stehle
O.R. 33143D09

12' Easement
O.R. 12808F10
Exhibit "B"

N38°01'24"E
21.01'

Δ=11°57'30" R=240.00'
Ch.Brg.=S57°57'21"E
Ch=50.00'

N80°31'02"E 136.46'

S 63°56'06" E 120.00'

10' Columbus & Southern
Power Co. Easement
IN. 199808200211432

Easement
P.B. 74, Pgs. 44–46

N09°28'58"W 150.00'

2.014 Acres

The New Albany Company
Limited Partnership
O.R. 34494G15

Δ=67°22'48" R=225.00'
Ch.Brg.=S30°14'42"E
Ch=249.61'

Δ=01°13'08" R=4030.00'
ChB=N08°52'24"W
ChD=85.73'

Ingress & Egress Easement
Exhibit "C"
IN. 200003170052602

50' Pedestrian & Vehicular
Access Easement
O.R. 31233B17

50' Utility Easement
IN. 199707010036780

Asphalt Driveway

POB

N86°33'18"W 386.21'

The New Albany Country Club Section 14
P.B. 83, PP. 21 – 24

1 | 12 | 13

The following from Title Commitment No. 120001831 are not located on the subject parcel:
- O.R. 31233B05 (Amendment to Right of First Refusal and Restrictive Covenant Agreement)
- IN. 200003170052602 (Declaration of Covenants, Conditions & Restrictions & Reservation & Grant of Easements for Cresent Pond) Note: (Exhibit "C" is located on subject parcel)
- O.R. 12808G19 (Right of First Refusal & Restrictive Covenant Agreement)
- I.N. 200005250103382 (Memorandum of Clarification)

The following from Title Commitment No. 120001831 cannot be located from the description provided:
- MR. 4, Pg. 163 (Ohio Fuel Gas Supply Co. Blanket easement as assigned in D.B. 882, Pg. 27)

The subject parcel is located within the area described by the following from Title Commitment No. 120001831:
- O.R. 3134D15 (Columbus & Southern Ohio Electric Co. Easement as Installed)
- O.R. 12808F10 (Warranty Deed)
- O.R. 31233B10 (General Warranty Deed Amendment Agreement)
- O.R. 16185C14 (Declaration of Covenants, Conditions, Restrictions & Easements as supplemented in I.N. 199906040142570)
- I.N. 199810200267987 (Designation of Successor Declarant)
- D.B. 1779, Pg. 284 (Ohio Fuel Gas Co. Right-of-Way)
- O.R. 16185A01 (Declaration of Covenants, Condition, Restrictions & Easements as supplemented in I.N. 199905[illegible])
- I.N. 199810200268018 (Designation of Successor Declarant)

CERTIFICATION: (Commitment No. 120001831)

To: The New Albany Company LLC, Stewart Title [illegible]
Stewart Title Guaranty Company

This is to certify, to the best of my knowledge [illegible] belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard [illegible] for ALTA /ACSM and NSPS in 1999", and includes Items 1, 2, 3, 4, 7(a), 8, 11(a) & 13 of Table A "Optional Survey Requirements" thereof and pursuant to the Accuracy Standards [illegible] ACSM & NSPS in effect on the date of this [illegible]

LEGEND

- GM = Gas Marker
- MB = Mail Box
- WV = Water Valve
- FH = Fire Hydrant
- CB = Catch Basin
- CI = Curb Inlet
- OT = Ornamental Tree
- ——M—— = Storm Line
- ——— = Centerline
- ——R/W—— = Right of Way Line

- ■ = 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.

I.P.S Set are 13/16" I.D. Iron pipe W/ cap inscribed EMH&T.

50' 0 50' 100'

GRAPHIC SCALE
(IN FEET)

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 69 and 169 established by the Franklin County Engineering Department, using Global Positioning [illegible]

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. 2904900[illegible]

STATE OF OHIO
JOHN C. DODGION 8069
REGISTERED PROFESSIONAL SURVEYOR

SURVEYED & PREPARED BY
EMH&T INC.
CONSULTING ENGINEERS & SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
(614) 471-51[illegible]

By [illegible]