

ALTA/ACSM LAND TITLE SURVEY

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

27.863 ACRES

31.547 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 1, Range 16, United States Military Lands, and being out of the remainder of that tract as conveyed to Reyno Holding Company of record in Official Record 3072307, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 5011 marking the centerline intersection of Waggoner Road with East Broad Street (State Route 16);

thence North 81° 44' 55" East, with the centerline of said East Broad Street, a distance of 2656.86 feet to a point;

thence North 08° 15' 05" West, leaving said centerline, a distance of 70.00 feet to an iron pin set in the northerly right-of-way line of said East Broad Street, the True Point of Beginning;

thence South 81° 44' 55" West, with said northerly right-of-way line, a distance of 61.07 feet to an iron pin set;

thence across said Reyno Holding tract, the following courses:

North 02° 38' 14" East, a distance of 914.06 feet to an iron pin set;

North 87° 08' 46" West, a distance of 1244.39 feet to an iron pin set;

North 04° 10' 22" East, a distance of 146.67 feet to an iron pin set at a point of curvature;

with a curve to the right, having a central angle of 88° 41' 39" and a radius of 575.00 feet, a chord bearing and distance of North 48° 31' 12" East, 803.85 feet to an iron pin set at a point of tangency;

South 87° 07' 59" East, a distance of 472.42 feet to an iron pin set at a point of curvature;

with a curve to the left, having a central angle of 29° 31' 17" and a radius of 275.00 feet, a chord bearing and distance of North 78° 06' 23" East, 140.13 feet to an iron pin set at a point of tangency;

North 63° 20' 44" East, a distance of 353.28 feet to an iron pin set at a point of curvature;

with a curve to the right, having a central angle of 13° 04' 12" and a radius of 345.40 feet, a chord bearing and distance of North 69° 52' 30" East, 78.62 feet to an iron pin set;

South 02° 42' 55" West, a distance of 1198.64 feet to an iron pin set;

North 87° 21' 59" West, a distance of 263.72 feet to an iron pin set;

South 02° 38' 14" West, a distance of 651.30 feet to the True Point of Beginning and containing 27.863 acres of land, more or less.

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 1, Range 16, United States Military Lands and being out of the remainder of that tract as conveyed to Reyno Holding Company of record in Official Record 3072307 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at an iron pin set marking the southeasterly corner of that subdivision entitled "The Woods At Jefferson Section 3" of record in Plat Book 85, Pages 56-57, being the southeasterly corner of Lot 153 of said subdivision;

thence North 03° 25' 47" East, with the easterly line of said Lot 153, a distance of 120.00 feet to an iron pin set at the northeasterly corner thereof, in the southerly right-of-way line of Marcum Road as shown on that subdivision plat entitled "The Woods At Jefferson Section 3" of record in Plat Book 85, Pages 6-8;

thence with said southerly right-of-way line and a curve to the left, having a central angle of 52° 58' 01" and a radius of 360.00 feet, a chord bearing and distance of North 66° 56' 46" East, 321.08 feet to an iron pin set at the southwesterly corner of Lot 315 of said "The Woods At Jefferson Section 3";

thence with a portion of the perimeter of said "The Woods At Jefferson Section 3", the following courses:

South 49° 32' 14" East, a distance of 140.00 feet to an iron pin set;

North 40° 06' 05" East, a distance of 65.64 feet to an iron pin set;

South 86° 18' 04" East, a distance of 45.26 feet to an iron pin set;

South 03° 41' 56" West, a distance of 465.00 feet to an iron pin set;

South 86° 18' 04" East, a distance of 590.00 feet to an iron pin set;

North 03° 41' 56" East, a distance of 175.00 feet to an iron pin set at the southwesterly corner of "The Woods At Jefferson Section 6" of record in Plat Book 88, Pages 19-20;

thence South 86° 18' 04" East, with the southerly line of said "The Woods At Jefferson Section 6", a distance of 300.00 feet to an iron pin set in the westerly line of Lot 500 of "The Woods At Jefferson Section 8" of record in Plat Book 90, Pages 68-69;

thence South 03° 41' 56" West, partly with the westerly line of said Lot 500 and partly with a westerly line of that tract as conveyed to Elmore Company LLC of record in Instrument Number 199903260075756, a distance of 297.74 feet to an iron pin set at a corner to said Elmore Company tract;

thence South 86° 19' 21" East, with a southerly line of said Elmore Company tract, a distance of 517.51 feet to an iron pin set;

thence across said Reyno Holding tract, the following courses:

South 02° 42' 55" West, a distance of 609.29 feet to an iron pin set on a curve;

with a curve to the left, having a central angle of 13° 04' 12" and a radius of 345.40 feet, a chord bearing and distance of South 69° 52' 30" West, 78.62 feet to an iron pin set at a point of tangency;

South 63° 20' 44" West, a distance of 353.28 feet to an iron pin set at a point of curvature;

with a curve to the right, having a central angle of 29° 31' 17" and a radius of 275.00 feet, a chord bearing and distance of South 78° 06' 23" West, 140.13 feet to an iron pin set at a point of tangency;

North 87° 07' 59" West, a distance of 472.42 feet to an iron pin set at a point of curvature;

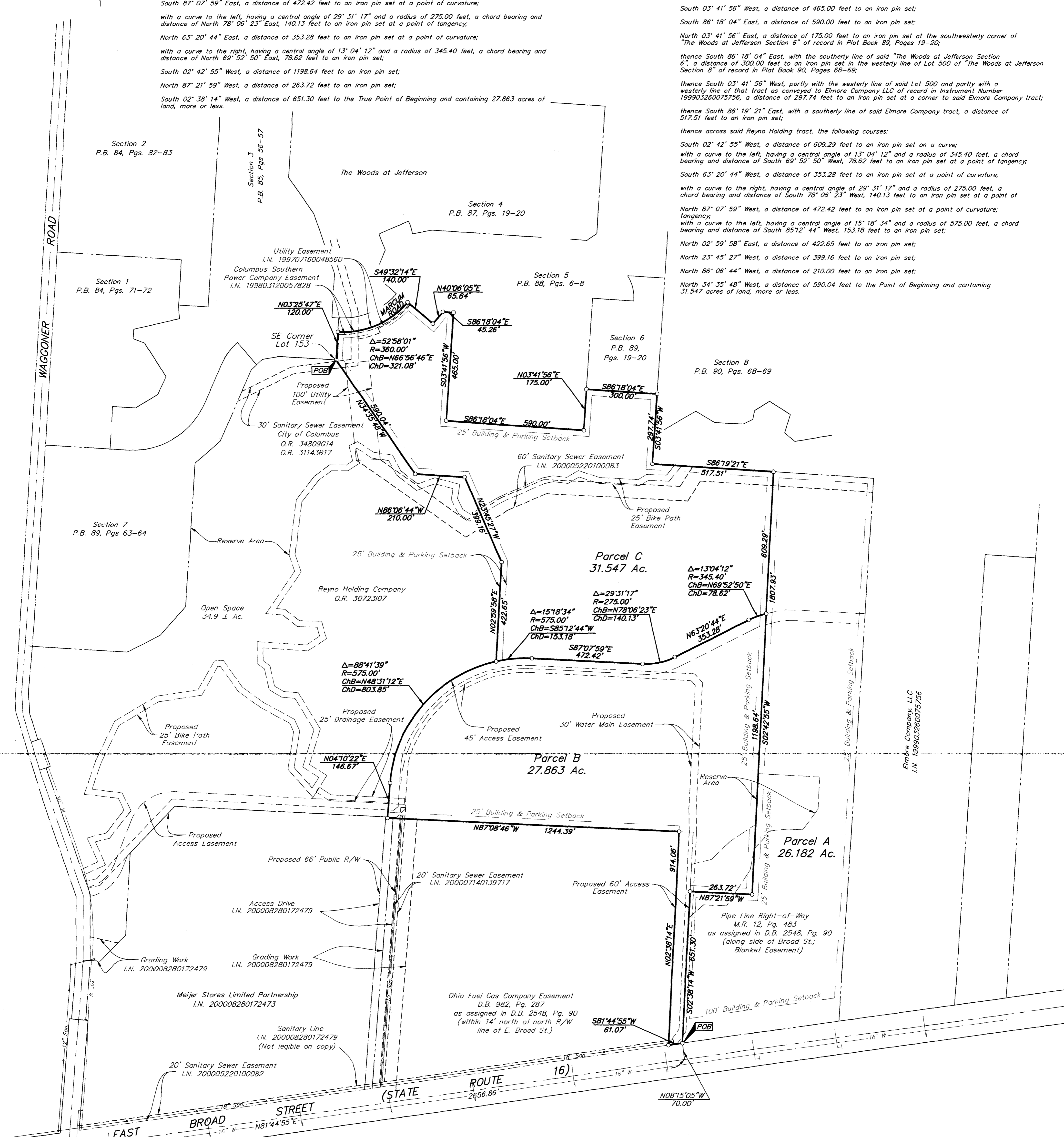
with a curve to the left, having a central angle of 15° 18' 34" and a radius of 575.00 feet, a chord bearing and distance of South 85° 12' 44" West, 153.18 feet to an iron pin set;

North 02° 59' 58" East, a distance of 422.65 feet to an iron pin set;

North 23° 45' 27" West, a distance of 399.16 feet to an iron pin set;

North 86° 06' 44" West, a distance of 210.00 feet to an iron pin set;

North 34° 35' 48" West, a distance of 590.04 feet to the Point of Beginning and containing 31.547 acres of land, more or less.



GRAPHIC SCALE (IN FEET)

0 200 400

BASIS OF BEARINGS: The bearings hereon are based on the same system as that description for a 293.794 acre tract as shown of record in Official Record 16996E17.

● = 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.

The subject parcels are located within the area described by the following from Commitment 00060772:

I.N. 200008280172479 (Reciprocal Easement and Development Agreement: Exhibit B)

CERTIFICATION: (Commitment No. 00060772)

To: Villages at Waggoner Park Associates Ltd., KeyBank National Association, Conner Land Title Agency, Ltd. & Chicago Title Insurance 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 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.

SURVEYED & PREPARED BY

EMT

CONSULTING ENGINEERS & SURVEYORS
 170 MILL STREET
 GAHANNA, OHIO 43230
 (614) 471-5150

Professional Survey No. 8069

By: *John C. Dodson* 10/25/00

SCALE: 1" = 200'

REVISIONS:
 SEPTEMBER 8, 2000
 SEPTEMBER 29, 2000
 OCTOBER 9, 2000
 OCTOBER 12, 2000
 OCTOBER 25, 2000

LIFESTYLE COMMUNITIES/WAGGONER PARK/20000132.01/00132BVS

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