

Davidson Phillips Inc
IN 199712310179864

SURVEY OF ACREAGE PARCEL LOCATED IN SECTIONS 25 AND 36, TOWNSHIP 11, RANGE 21 AND SECTION 31, TOWNSHIP 15, RANGE 20, CONGRESS LANDS VILLAGE OF CANAL WINCHESTER, COUNTY OF FRANKLIN, STATE OF OHIO

Davidson Phillips Inc
IN 199712310179864

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Eastside Properties
Partnership
OR 16629E03

11.065 Ac.

$\Delta = 31'27.26''$
 $R = 830.00'$
 $ChB = N56'05'45''W$
 $ChD = 449.99'$

60' Easement
Village of Canal Winchester
OR 25490E07

Eastside Properties
Partnership
OR 16629E03

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, the property shown hereon lies within Zone "X" (area outside 500-year floodplain), Community Panel Nos. 39049C 0377 G & 0379 G. Effective date August 2, 1995.

The following item from Stewart Title Guaranty Company Title Commitment No. 9901890 does not apply to subject parcel:

OR 25496G05
DB 2230, Pg. 47
OR 25490E07

$\Delta = 07'42'09''$
 $R = 670.00'$
 $ChB = N44'13'09''W$
 $ChD = 90.00'$

BASIS OF BEARINGS : The bearings shown on this plat are based on the same meridian as a portion of the centerline of Gender Road, having a bearing of North 00°37'53" West as shown on the record plat of The Villages At Westchester Section 1 Phase 1, of record in Plat Book 75, Pages 28 & 29, Recorder's Office, Franklin County, Ohio.

To: Stewart Title Guaranty Company & Fifth Third Bank, Central Ohio

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

SURVEYED & PREPARED
BY

EMT
&
CONSULTING ENGINEERS & SURVEYORS

170 MILL STREET
GAHANNA, OHIO 43230
(614) 471-5150

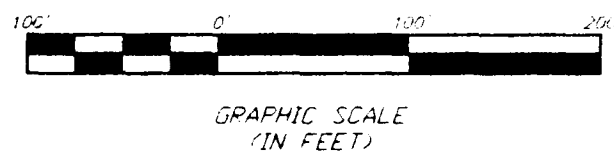
By Donald S. Deibert
Professional Surveyor No. 5425

SCALE: 1" = 100'

JUNE 2, 1999

19990640/90640BV3

816-06675
184-860



- ▲ = 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.