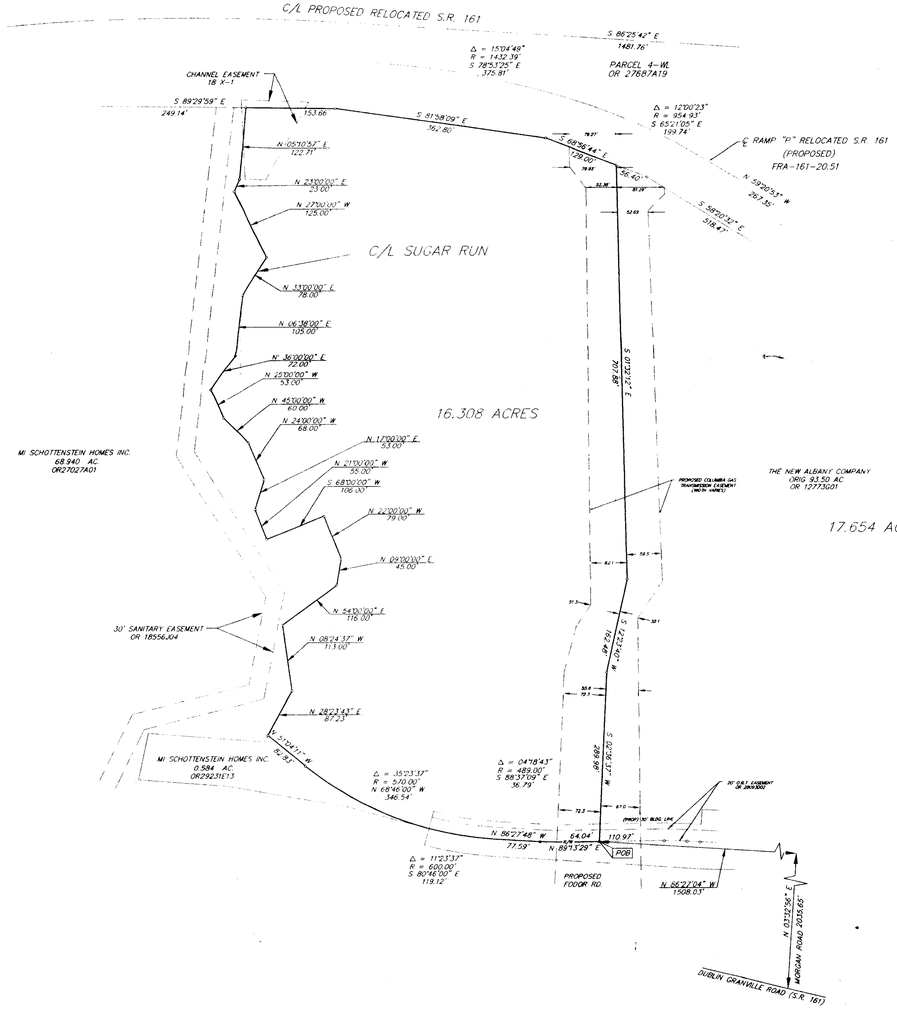
0-75-C

SURVEY OF 16.308 ACRES

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS

QTR. TWP. 3, TWP. 2, RNG 16, UNITED STATES MILITARY LANDS



16.308 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Quarter Township 3, Township 2, Range 16, United States Military Lands and being all out of an original 93.500 acre tract as conveyed to The New Albany Company of record in Official Record 12773J01 (all deed references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at an iron pin set at the southwesterly corner of a proposed 17.654 acre tract in the northerly right-of-way line of Fodor Road as the same is shown on the proposed plat of "FODOR ROAD AND NEW ALBANY ROAD DEDICATION AND EASEMENTS", said iron pin being North 3° 32' 56" East, a distance of 2035.65 feet and North 86° 27' 04" West, a distance of 1508.03 feet from the centerline intersection of Morgan Road with Dublin-Granville Road (State Route 161) as the same is shown of record in Plat Book 20, Page 45;

thence with the northerly right-of-way line of said Proposed Fodor Road, the following courses:

South 89° 13' 29" West, a distance of 64.04 feet to an iron pin set at a point of curvature;

With a curve to the right having a central angle of 4° 18' 43", a radius of 489.00 feet, whose chord bears North 88° 37' 10" West, a chord distance of 36.79 feet to an iron pin set at a point of tangency;

North 86° 27' 48" West, a distance of 77.59 feet to an iron pin set at a point of curvature;

thence partly with said northerly right-of-way line and partly with the northerly line of a 0.584 acre tract as conveyed to M/I Schottstein Homes Inc. of record in Official Record 29231E13 with a curve to the right having a central angle of 35° 23' 37", a radius of 570.00 feet, whose chord bears North 68° 46' 00" West, a chord distance of 346.54 feet to an iron pin set at a point of tangency;

thence North 51° 04' 11" West, continuing with said northerly line, a distance of 82.83 feet to an iron pin set in the easterly line of a 68.940 acre tract as conveyed to M.I. Schottenstein Homes, Inc. of record in Official Record 27027A01;

thence with said easterly line, the following courses:

North 28° 23' 43" East, a distance of 87.23 feet to an iron pin set;

North 8° 24' 37" West, a distance of 113.00 feet to an iron pin set;

North 54° 00' 00" East, a distance of 116.00 feet to an iron pin set;

North 9° 00' 00" East, a distance of 45.00 feet to an iron pin set;

North 22° 00' 00" West, a distance of 79.00 feet to an iron pin set;

South ~~North~~ 68° 00' 00" West, a distance of 106.00 feet to an iron pin set;

North 21° 00' 00" West, a distance of 55.00 feet to an iron pin set;

North 17° 00' 00" East, a distance of 53.00 feet to an iron pin set;

North 24° 00' 00" West, a distance of 68.00 feet to an iron pin set;

North 45° 00' 00" West, a distance of 60.00 feet to an iron pin set;

North 25° 00' 00" West, a distance of 53.00 feet to an iron pin set;

North 36° 00' 00" East, a distance of 72.00 feet to an iron pin set;

North 6° 38' 00" East, a distance of 105.00 feet to an iron pin set;

North 33° 00' 00" East, a distance of 78.00 feet to an iron pin set;

North 27° 00' 00" West, a distance of 125.00 feet to an iron pin set;

North 23° 00' 00" East, a distance of 23.00 feet to an iron pin set;

North 5° 10' 57" East, a distance of 122.71 feet to an iron pin set in the Proposed Southerly Limited Access Right-of-Way Line of Ramp "P" of Relocated State Route 161 shown as Parcel 4 WL on ODOT Plan FRA-161-20.51 of record in Official Record 27687A19;

thence with said Proposed Southerly Limited Access Right-of-Way Line, the following courses:

South 89° 29' 59" East, a distance of 153.66 feet to an iron pin set;

South 81° 56' 09" East, a distance of 362.80 feet to an iron pin set;

South 68° 56' 44" East, a distance of 129.00 feet to an iron pin set at the northwesterly corner of said proposed 17.654 acre tract;

thence with the westerly line of said proposed 17.654 acre tract, the following courses:

South 1° 32' 12" East, a distance of 707.88 feet to an iron pin set;

South 12° 23' 40" West, a distance of 162.48 feet to an iron pin set;

thence South 2° 36' 37" West, a distance of 289.98 feet to the true point of beginning and containing 16.308 acres of land, more or less.

The following items from title commitment # 88328-201 are not located on the subject parcel:
OR 18556J19
OR 18556J04
OR 25998E05
OR 27687B09

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992.

The Basis of Bearing on this drawing was transferred from a GPS survey of Franklin County monuments FRANK 78 and FRANK 178 performed by the Franklin County Engineer's Office and is based on the NAD 83 Ohio State Plane Coordinate System, South Zone, and determines the centerline of PROPOSED New Albany Road as being N 3°34'19" E

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

SCALE: 1" = 100' JUNE 6, 1995
REV. GAS EASE AUGUST 2, 1995

▲ = R.R. Spk. Fnd.
△ = RR Spk. Set
● = I.P. Fnd.
○ = I.P. Set
I.P. Set = 3/4" O.D. 30" iron pipe w/cap inscribed E.M.H.&T.

BY _____
PROFESSIONAL SURVEYOR NO. 7211

STATE OF OHIO
JEFFREY A. MILLER
7211
REGISTERED PROFESSIONAL SURVEYOR

615-95/16308AC