

ALTA/ACSM LAND TITLE SURVEY
VIRGINIA MILITARY SURVEY NO. 6953
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

26.245 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 6953, and being all of 18.00 acre tract of land as conveyed to McCoy and Jude Tree Service by deed of record in Official Record 5290 G02 and Official Record 5290 G10 and all of the 8.251 acre tract of land as conveyed to McCoy and Jude Tree Service by deed of record in Official Record 11489 C20 (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 0049 marking the centerline intersection of Cosgray Road and Rings Road;

Thence North 05° 30' 29" West, a distance of 815.97 feet, with said centerline of Cosgray Road, to a railroad spike found at a common corner of said 8.251 acre tract and the 18.257 acre tract conveyed to Francisco, LLC by deed of record in Instrument Number 200304180113658. Said railroad spike found being the TRUE POINT OF BEGINNING of the herein described tract;

Thence South 84° 11' 21" West, a distance of 1180.40 feet, with said line common to said 8.251 and 18.257 acre tracts, to an iron pin found in the easterly line of the 50.79 acre tract conveyed to Carmel Farms, Inc. by deed of record in Official Record 12453 B06 at a common corner of said 8.251 and 18.257 acre tracts;

Thence North 05° 26' 36" West, a distance of 979.05 feet, with the westerly lines of said 8.251 and 18.00 acre tracts and said easterly line of 50.79 acre tract, to an iron pin found in the southerly line of the 98.71 acre tract conveyed to David H. Gease by deed of record in Official Record 11571 F11 at a common corner of said 18.00 and 50.79 acre tracts;

Thence North 84° 11' 43" East, a distance of 1053.36 feet, with the line common to said 18.00 and 98.71 acre tracts (passing an iron pin found at a distance of 1052.36 feet), to an iron pin set in the southerly line of 357.52 acre tract conveyed to New York Central Lines, LLC by deed of record in Instrument Number 200212180325201 at a common corner of said 18.00 and 98.71 acre tracts;

Thence South 39° 29' 40" East, a distance of 225.28 feet, with the line common to said 18.00 and 357.52 acre tracts, to a railroad spike found in the aforesaid centerline of Cosgray Road at the northeasterly corner of said 18.00 acre tract;

Thence South 05° 30' 29" East, a distance of 791.46 feet, with said centerline of Cosgray Road and easterly lines of said 18.00 and 8.251 acre tracts, to the True Point of Beginning and containing 26.245 acres, more or less, of which 0.560 acres lies within the existing right-of-way of Cosgray Road.

Easement Notes:

The following notes are in reference to items included in Title Commitment No. 23071715 issued by Chicago Title Insurance Company with an effective date of December 16, 2003 at 7:00 A.M.

1. The easement to the Ohio Bell Telephone Company of record in Deed Book 883, Page 268 is for anchors for standard railroad crossing along Cosgray Road. The deed does not specify an easement width. This easement does lie on or adjacent to the subject tract and is shown hereon.

LEGEND	
---+---	= Fence
⊕	= Utility Pole
⊙	= Power Pole
-	= Sign
⊠	= Mail Box
⊕	= Water Well
⊙	= Catch Basin
X	= Railroad Crossing

UTILITY STATEMENT:

The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

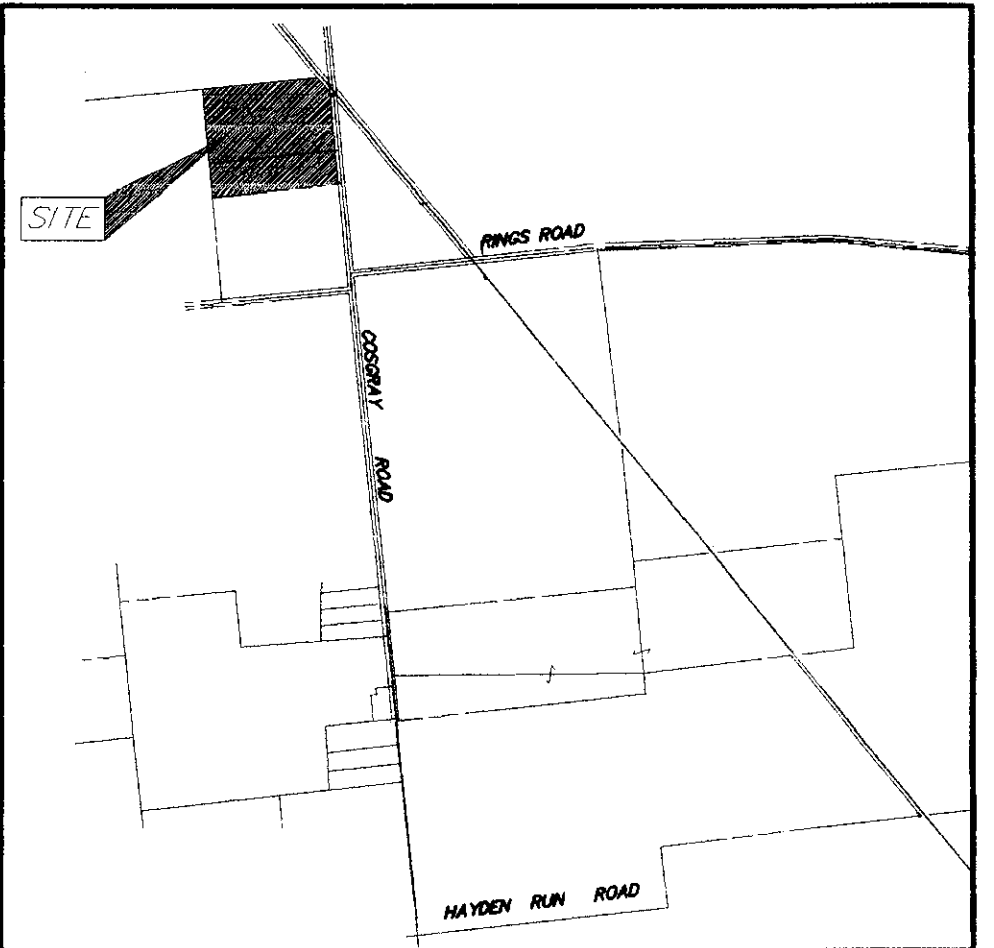
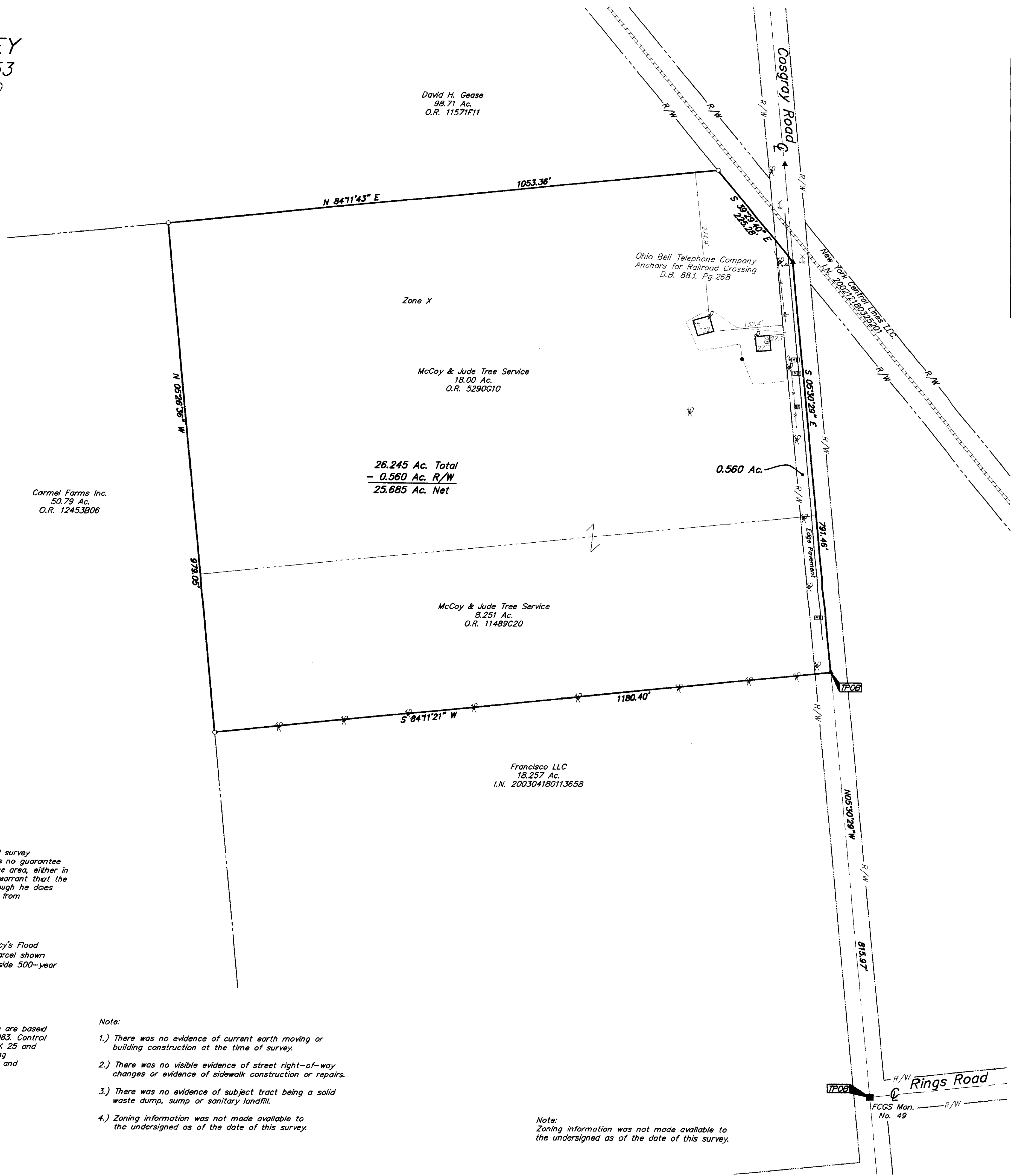
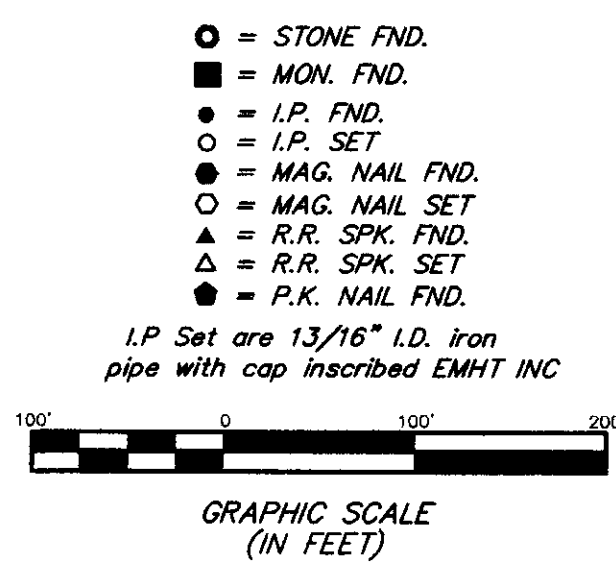
According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0108G.

BASIS OF BEARINGS: Bearings for this description are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments FRANK 25 and Frank 125, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Note:

- There was no evidence of current earth moving or building construction at the time of survey.
- There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
- There was no evidence of subject tract being a solid waste dump, sump or sanitary landfill.
- Zoning information was not made available to the undersigned as of the date of this survey.

Note:
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Vicinity Map
(n t s)

RECEIVED

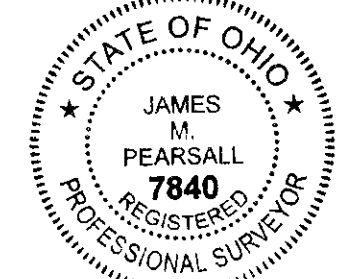
FEB 18 2004

Franklin County engineer
Dear C. Ring's, P.E., F.S.

CERTIFICATION: (Commitment No. 23071715DUB)

To: M/I Homes of Central Ohio, LLC., Richwood Bank, and/or its successors and/or assigns, as their interests may appear, McCoy & Jude Tree Service, Metropolitan Land Development, LLC., & 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 included items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), 13, 14, 15, & 16 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.



By *James M. Pearsall* 2/18/04
Professional Surveyor No. 7840

EMHT INC. ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS EVANS, MECHWART, HAMBLETON & TILTON, INC. 1700 MILL STREET GAHANNA, OHIO 43230 TELEPHONE (614) 471-9130 FACSIMILE (614) 471-9299	Date: February 17, 2004 Scale: 1" = 100' Job No: 20040109 Sheet: 1 of 1
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REVISIONS	
MARK	DATE / DESCRIPTION