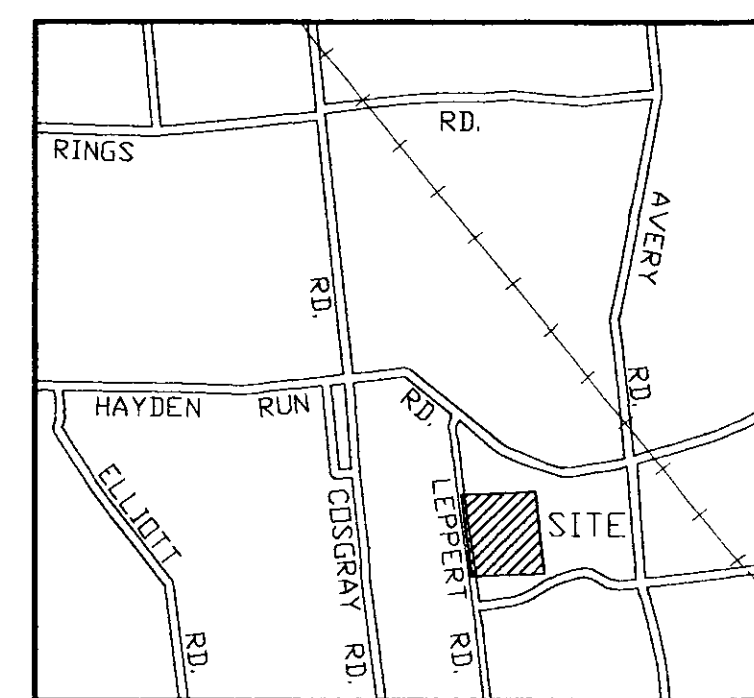


**SURVEY OF ACREAGE PARCEL  
LOCATED IN  
VIRGINIA MILITARY SURVEY 3453  
NORWICH TOWNSHIP, FRANKLIN COUNTY, OHIO**

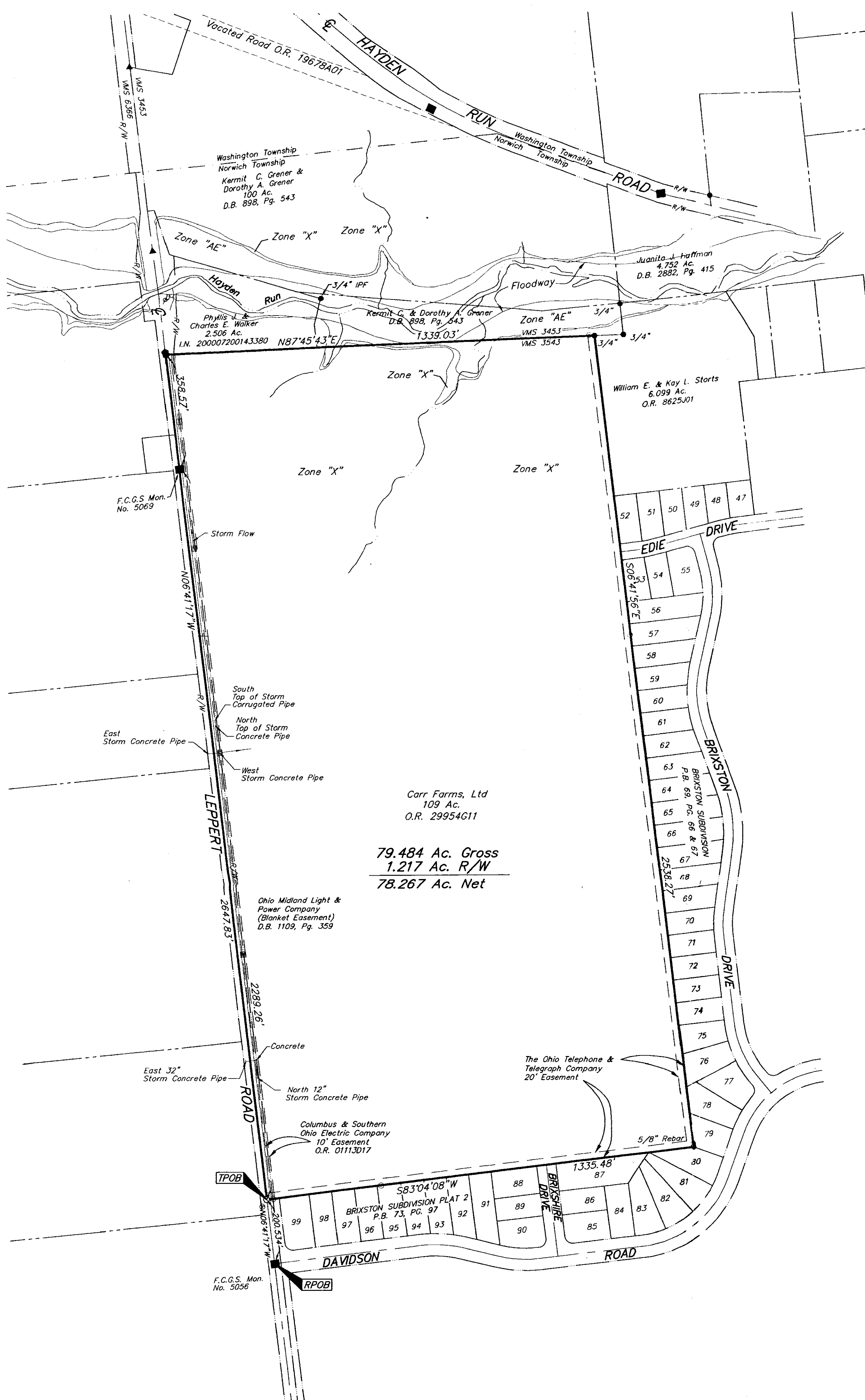


VICINITY MAP  
(not to scale)

**RECEIVED**

NOV 03 2003

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.



**79.484 Acres**

Situate in the State of Ohio, County of Franklin, Norwich Township, lying in Virginia Military Survey No. 3453 and being part of the original 109 acre tract conveyed to Carr Farms, Ltd. by deed of record in Official Record 29954 G11, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Begin for Reference at Franklin County Geodetic Survey monument No. 5056 marking the centerline intersection of Leppert Road and Davidson Road;

Thence North 06° 41' 17" West, a distance of 200.53 feet, along said centerline of Leppert Road, to a magnetic nail set at a common corner of said original 109 acre tract and "BRIXSTON SUBDIVISION - PLAT 2", a subdivision of record in Plat Book 66, Page 67, to a 3/4" iron pipe found at the TRUE POINT OF BEGINNING of the herein described tract;

Thence continuing North 06° 41' 17" West, a distance of 2647.83 feet, along said centerline of Leppert Road and westerly line of said original 109 acre tract (passing Franklin County Geodetic Survey monument No. 5069 at a distance of 2289.26 feet), to a PK nail found at the common corner of said original 109 acre tract and the 2.506 acre tract conveyed to Phyllis J & Charles E. Walker by deed of record in Instrument Number 200007200143380;

Thence North 87° 45' 43" East, a distance of 1339.03 feet, along the northerly line of said original 109 acre tract and southerly lines of said 2.506 acre tract and the original 100 acre tract conveyed to Kermit C. & Dorothy A. Grener by deed of record in Deed Book 898, Page 543, to a 3/4" iron pipe found at a common corner of said original 109 acre tract and the 6.099 acre tract conveyed to William E. & Kay L. Storts by deed of record in Official Record 08625 J01;

Thence South 06° 41' 56" East, a distance of 2538.27 feet, along the easterly line of said original 109 acre tract and the westerly lines of said 6.099 acre tract and "BRIXSTON SUBDIVISION", a subdivision of record in Plat Book 66, Page 67, to a 5/8" rebar found at a common corner of said original 109 acre tract and "BRIXSTON SUBDIVISION";

Thence South 83° 04' 08" West, a distance of 1335.48 feet, along the southerly line of said original 109 acre tract and northerly lines of said "BRIXSTON SUBDIVISION" and "BRIXSTON SUBDIVISION - PLAT 2", to the TRUE POINT OF BEGINNING. Containing 79.484 acres, more or less, of which 1.217 acres, more or less, lies within the Leppert Road right-of-way, leaving a net acreage of 78.267 acres, more or less.

**Easement Notes:**

The following notes are in reference to items included in Title Commitment No. 23160453 issued by Chicago Title Insurance Company with an effective date of June 18, 2003 at 7:00 A.M.

- The 10' electric easement to the Columbus & Southern Ohio Electric Company of record in Official Record 01113 D17 does lie on or adjacent to the subject tract and is shown hereon.
- The blanket easement to the Ohio-Midland Light and Power Company of record in Deed Book 1109, Page 359 does lie on or adjacent to the subject.
- The 20' telephone easement to the Ohio Telephone and Telegraph Company of record in Deed Book 3045, Page 121 does lie on or adjacent to the subject tract and is shown hereon.

Carr Farms, Ltd  
109 Ac.  
O.R. 29954G11  
**79.484 Ac. Gross**  
**1.217 Ac. R/W**  
**78.267 Ac. Net**

**Note:**  
Current Zoning = R1  
Lot Width = 150.00'  
Side Yard = 8' Min/Im 25' Total  
Rear Yard = 20' Lot Depth  
Map Length = 35.00'  
Lot Change = 20'

- 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.

**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.

**FLOOD NOTE:**

According to the Federal Emergency Management Agency's Flood Insurance Rate map (dated August 2, 1995), the subject parcel shown hereon lies within Zone AE (areas inundated by 100-year flood), Zone X (areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood) and Zone X (areas outside 500-year flood plain), Community Panel No. 39049C0116 C.

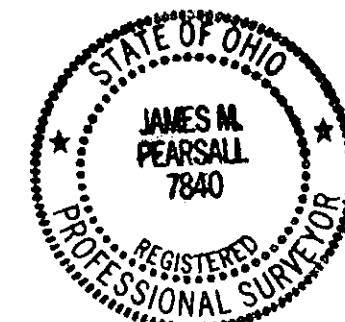
**BASIS OF BEARINGS:**

Bearings are based on the Ohio State Plane Coordinate System - South Zone as per NAD83. Control for bearings was from coordinates of monuments FCCS 8876 & FCCS 2321, having a bearing of North 88°33'20" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

**CERTIFICATION:** (Commitment No. 23160453)

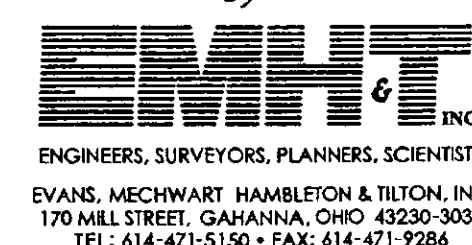
To: Homewood Corporation, Carr Farms, Ltd., an Ohio Limited Liability Company and Chicago Title Insurance Company

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, 2, 3, 4, 6, 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.



James M. Pearsall 9/24/03  
Professional Surveyor No. 7840

Surveyed & Prepared  
By



SCALE: 1" = 200' SEPTEMBER 22, 2003