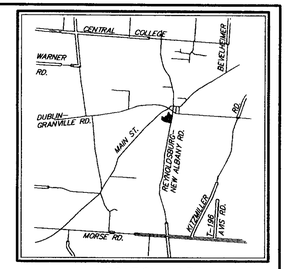
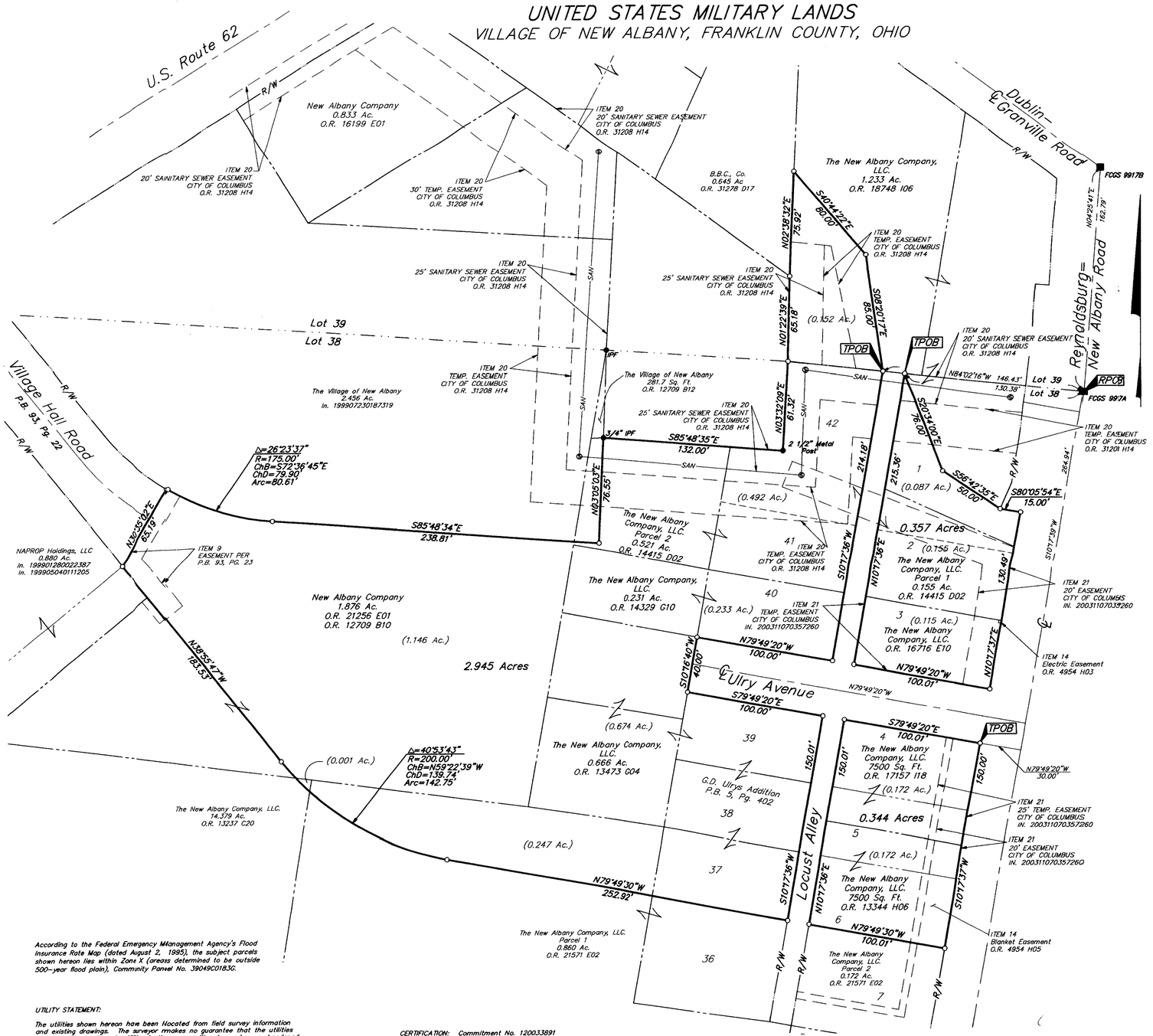
ALTA/ACSM LAND TITLE SURVEY
LOT 38 AND 39, QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO

RECEIVED
JUL 21 2004
Franklin County Engineer
Dean C. Ringle, P.E., P.S.



LOCATION MAP
NOT TO SCALE



Schedule B Items from Title Commitment No. 120033891 issued by Stewart Title Guaranty Company with an effective date of June 27, 2003 at 7:00 A.M.

Item 9 Parcel is located in the area described by the plat for Village Hall Road Dedication and Easements by deed of record in Plat Book 93, Page 22.

Item 12 Parcel is NOT located in the area described by deed of record in Deed Book 56, Page 397.

Item 13 Electric Easements to The Columbus Railway Power and Light Company by deed of record in Deed Book 854, Page 243 and Deed Book 854, Page 290 are NOT located on the subject parcel.

Item 14 Electric Easement to The Columbus and Southern Ohio Electric Company by deed of record in Official Record 4954 H03, is located on the subject tract.

Item 14 Blanket Easement to The Columbus and Southern Ohio Electric Company by deed of record in Official Record 4954 H05, is located on the subject tract.

Item 14 Electric Easement to The Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1992, Page 11, is NOT located on the subject tract.

Item 14 Electric Easement to The Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2750, Page 656, is NOT located on the subject tract as shown.

Item 15 Easement for Highway Purposes to The State of Ohio by deed of record in Deed Book 735, Page 399 and Deed Book 735, Page 401 is NOT located on the subject parcel.

Item 16 Temporary Easement to Franklin County Commissioners by deed of record in Official Record 4202 H10 and Official Record 4202 H13 has terminated.

Item 17 10' Gas Easement to Columbus Gas of Ohio, Inc., by deed of record in Official Record 35096 I04 is NOT located on the subject parcel.

Item 18 10' Telephone Easement to The Ohio Bell Telephone Company by deed of record in Official Record 4171 E18 is NOT located on the subject parcel.

Item 19 Parcel is located in the area described in Declaration of Covenants, Easements, and Restrictions by deed of record in Deed Book 2355, Page 535 and Deed Book 2870, Page 297.

Item 20 Sanitary Sewer Easement to The City of Columbus by deed of record in Official Record 31208 H14 is located on the subject tract as shown hereon.

Item 21 Easement to The City of Columbus by deed of record in Instrument Number 200309270310671 and Re-Recorded in Instrument Number 200311070357260 is located on the subject tract as shown hereon.

Item 22 Parcel is located in the area described in Declaration of Covenants, Easements, and Restrictions by deed of record in Official Record 16999 C04, Official Record 17358 F16, Official Record 23377 F07, Instrument Number 199810200206802 4, Official Record 21466 C04 and Official Record 21694 H19.

2.945 Acres

Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Lot Nos. 38 and 39, Quarter Township 4, Township 2, Range 16, United States Military Lands, being part of Lot No. 42 and all of Lot Nos. 41, 40, 39, 38 and 37 of "G.D. Ulrys Addition", a subdivision of record in Plat Book 5, Page 402, and being 0.152 acres out of the 1.233 acre tract, all of the 0.521 acre tract conveyed as Parcel 2, all of the 0.231 acre tract, all of the 0.666 acre tract, 1.146 acres out of the 1.876 acre tract, 0.001 acres out of the 14.379 acre tract and 0.247 acres out of the 0.860 acre tract conveyed to The New Albany Company by deeds of record in Official Record 18748 I06, Official Record 14415 D02, Official Record 14329 G10, Official Record 13473 G04, Official Record 21256 E01 and Official Record 12709 B10, Official Record 13237 G20 and Official Record 21571 E02, respectfully, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning for Reference at an angle point in the centerline of Reynoldsburg-New Albany Road, referenced by Franklin County Geodetic Survey Monument No. FCGS 9917A, in the line common to Lot Nos. 38 and 39;

Thence North 84° 02' 16" West, a distance of 146.43 feet, with said line common to Lot Nos. 38 and 39, across the Reynoldsburg-New Albany Road right-of-way and across said 1.233 acre tract, to an iron pin set at the northwesterly terminus of Locust Alley at the northwesterly corner of Lot No. 42, being the TRUE POINT OF BEGINNING of the herein described tract;

Thence South 10° 17' 36" West, a distance of 214.18 feet, with the westerly right-of-way line of Locust Alley and easterly lines of Lot Nos. 42, 41 and 40, to an iron pin set in the northerly right-of-way line of Ulry Avenue at the southeasterly corner of Lot No. 40;

Thence North 79° 49' 20" West, a distance of 100.00 feet, with the northerly right-of-way line of Ulry Avenue and southerly line of Lot No. 40, to an iron pin set at the northwesterly terminus of Ulry Avenue at the southeasterly corner of Lot No. 40;

Thence South 10° 16' 40" West, a distance of 40.00 feet, with the westerly terminus of Ulry Avenue, to an iron pin set at the southwesterly terminus of Ulry Avenue at the northwesterly corner of Lot No. 39;

Thence South 79° 49' 20" East, a distance of 100.00 feet, with the southerly right-of-way line of Ulry Avenue and northerly line of Lot No. 39, to an iron pin set in the westerly right-of-way line of Locust Alley at the northeasterly corner of Lot No. 39;

Thence South 10° 17' 36" West, a distance of 150.01 feet, with the westerly right-of-way line of Locust Alley and easterly lines of Lot Nos. 39, 38 and 37, to an iron pin set at the southeasterly corner of said 0.666 acre tract and Lot No. 37;

Thence partly with the northerly line of Lot No. 37 and across said 0.860 acre tract, said 14.379 acre tract and 0.833 acre tract, the following courses and distances:

North 79° 49' 30" West, a distance of 252.92 feet, to an iron pin set at a point of curvature;

with the arc of said curve to the right having a central angle of 40° 53' 43", a radius of 200.00 feet, an arc length of 142.75 feet, and a chord which bears North 59° 22' 39" West, a distance of 139.74 feet, to an iron pin set at a point of tangency;

North 38° 55' 47" West, a distance of 183.53 feet, to an iron pin set at the southeasterly terminus of Village Hall Road, a dedicated street of record in Plat Book 93, Page 22;

Thence North 30° 35' 02" East, a distance of 65.19 feet, with the easterly terminus of Village Hall Road, to an iron pin set at a point on a curve in the southerly line of a 2.456 acre tract conveyed to The Village of New Albany by deed of record in Instrument Number 199907230187319;

Thence with the southerly line of said 2.456 acre tract and with the arc of said curve to the left having a central angle of 26° 23' 37", a radius of 175.00 feet, an arc length of 80.61 feet, and a chord which bears South 72° 36' 45" East, a distance of 79.90 feet, to an iron pin set at a point of tangency;

Thence South 85° 48' 34" East, a distance of 238.81 feet, continuing with a southerly line of said 2.456 acre tract, to an iron pin set at the southeasterly corner of said 2.456 acre tract;

Thence North 03° 05' 03" East, a distance of 76.55 feet, with the easterly line of said 2.456 acre tract, to a 3/4" iron pipe found at the southwesterly corner of a tract known as the Burying Grounds;

Thence South 85° 48' 35" East, a distance of 132.00 feet, with the southerly line of said Burying Grounds, to a 2 ½" iron pipe found at the southeasterly corner of said Burying Grounds;

Thence North 03° 32' 09" East, a distance of 61.32 feet, with the easterly line of said Burying Grounds, to an iron pin set in the line common to said Lot Nos. 38 and 39;

Thence North 01° 22' 39" East, a distance of 65.18 feet, continuing with the easterly line of said Burying Grounds, to an iron pin set at a common corner of said Burying Grounds and the 0.845 acre tract conveyed to B.B.C., Co. by deed of record in Official Record 31278 D17;

Thence North 02° 38' 32" East, a distance of 75.92 feet, with the easterly line of said 0.645 acre tract, to an iron pin set;

Thence across said 1.233 acre tract, the following courses and distances:

South 40° 44' 22" East, a distance of 80.00 feet, to an iron pin set;

South 08° 20' 17" East, a distance of 85.00 feet, to the TRUE POINT OF BEGINNING. Containing 2.945 acres, more or less.

0.357 Acres

Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Lot No. 38, Quarter Township 4, Township 2, Range 16, United States Military Lands, being part of Lot No. 1 and all of Lot Nos. 2 and 3 of "G.D. Ulrys Addition", a subdivision of record in Plat Book 5, Page 402, and being 0.087 acres out of the 1.233 acre tract, all of the 0.155 acre tract conveyed as Parcel 1 and all of the 0.115 acre tract conveyed to The New Albany Company by deeds of record in Official Record 18748 I06, Official Record 14415 D02 and Official Record 16716 E10, respectfully, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning for Reference, at an angle point in the centerline of Reynoldsburg-New Albany Road, referenced by Franklin County Geodetic Survey Monument No. FCGS 9917A, in the line common to Lot Nos. 38 and 39;

Thence North 84° 02' 16" West, a distance of 130.38 feet, with said line common to Lot Nos. 38 and 39, across the Reynoldsburg-New Albany Road right-of-way and across said 1.233 acre tract, to an iron pin set at the northeasterly terminus of Locust Alley and northwesterly corner of Lot No. 1, being the TRUE POINT OF BEGINNING of the herein described tract;

Thence across said 1.233 acre tract and Lot No. 1, the following courses and distances:

South 20° 34' 00" East, a distance of 76.00 feet, to an iron pin set;

South 56° 42' 35" East, a distance of 50.00 feet, to an iron pin set in the westerly right-of-way line of said Reynoldsburg-New Albany Road;

Thence with the westerly right-of-way line of said Reynoldsburg-New Albany Road the following courses and distances:

South 80° 05' 54" East, a distance of 15.00 feet, to an iron pin set;

South 10° 17' 37" West, a distance of 130.49 feet, with the easterly lines of Lot Nos. 1, 2 and 3, to an iron pin set in the northerly right-of-way line of Ulry Avenue at the southeasterly corner of Lot No. 3;

Thence North 79° 49' 20" West, a distance of 100.01 feet, with the northerly right-of-way line of said Ulry Road and southerly line of Lot No. 3, to an iron pin set in the easterly right-of-way line of said Locust Alley at the southwesterly corner of Lot No. 3;

Thence North 10° 17' 36" East, a distance of 215.36 feet, with the easterly right-of-way line of said Locust Alley and westerly lines of Lot Nos. 3, 2 and 1, to the TRUE POINT OF BEGINNING. Containing 0.357 acres, more or less.

Note:
Zoning information was not made available to the undersigned as of the date of this survey.

BASIS OF BEARINGS: Bearings are based on the "Ohio State Plane Coordinate System" as per NAD 83. Control for bearings was from monuments FRANK 80 and FRANK 180 and determined the bearing for centerline of US Route 62 as being N58°13'15"E.

40' 0 40' 80'
GRAPHIC SCALE
(IN FEET)

0.344 Acres

Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Lot No. 38, Quarter Township 4, Township 2, Range 16, United States Military Lands, being all of Lot Numbers 4, 5 and 6 of "G.D. Ulrys Addition", a subdivision of record in Plat Book 5, Page 402, conveyed as a 7500 Square Foot tract (1) and a 7500 Square foot tract (2) to The New Albany Company by deeds of record in Official Record 17157 I18 and Official Record 13344 H06, respectfully, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning for Reference at an angle point in the centerline of Reynoldsburg-New Albany Road, referenced by Franklin County Geodetic Survey Monument No. FCGS 9917A, in the line common to Lot Nos. 38 and 39;

Thence South 10° 17' 39" West, a distance of 264.94 feet, with the centerline of Reynoldsburg-New Albany Road, to a point;

Thence North 79° 49' 20" West, a distance of 30.00 feet, across said Reynoldsburg-New Albany Road right-of-way, to an iron pin set at the point of intersection of the westerly right-of-way line of Reynoldsburg-New Albany Road and the southerly right-of-way line of Ulry Avenue, being the northeasterly corner of Lot No. 4, and also being the TRUE POINT OF BEGINNING of the herein described tract;

Thence South 10° 17' 37" West, a distance of 150.00 feet, with the westerly right-of-way line of Reynoldsburg-New Albany Road and easterly lines of Lot Nos. 4, 5 and 6, to an iron pin set at a common corner of said 7500 Square Foot tract (2) and the 0.172 acre tract conveyed to The New Albany Company by deed of record in Official Record 21571 E02 and southeasterly corner of Lot No. 6;

Thence North 79° 49' 30" West, a distance of 100.01 feet, with the line common to said 7500 Square Foot tract (2) and 0.172 acre tract and southerly line of Lot No. 6, to an iron pin set in the easterly right-of-way line of Locust Alley at a common corner of said 7500 Square Foot tract (2) and 0.172 acre tract at the southwesterly corner of Lot No. 6;

Thence North 10° 17' 36" East, a distance of 150.01 feet, with the easterly right-of-way line of Locust Alley and westerly line of Lot Nos. 6, 5 and 4, to an iron pin set in the southerly right-of-way line of Ulry Avenue at the northwesterly corner of Lot No. 4;

Thence South 79° 49' 20" East, a distance of 100.01 feet, with the southerly right-of-way line of Ulry Avenue and northerly line of Lot No. 4, to the TRUE POINT OF BEGINNING. Containing 0.344 acres, more or less.

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According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995), the subject parcels shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0183G.

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.

Note:

1. There was no visible evidence of current earth moving or building construction at the time of survey.
2. There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
3. There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.

STATE OF OHIO
JAMES M. PEARSALL
7840
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATION: Commitment No. 120033891

To: New Albany Company, LLC, Stewart Title Guaranty Company, Village of New Albany Police Department

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 Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 3, 4, & 13 of Table A "Optional Survey Responsibilities & Specifications" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

By: James M. Pearsall 7/22/04
Professional Surveyor No. 7840

● = STONE FND.
■ = 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. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

EMHT INC
ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
EVANS, MECHWART, HAMBLETON & TILTON, INC.
130 MILL STREET
GAHANNA, OHIO 43230
TELEPHONE (614) 471-3150
FACSIMILE (614) 471-9286

Date: June 9, 2004
Scale: 1" = 40'
Job No: 2004-0891
Sheet: 1 of 1

REVISIONS

MARK	DATE	DESCRIPTION