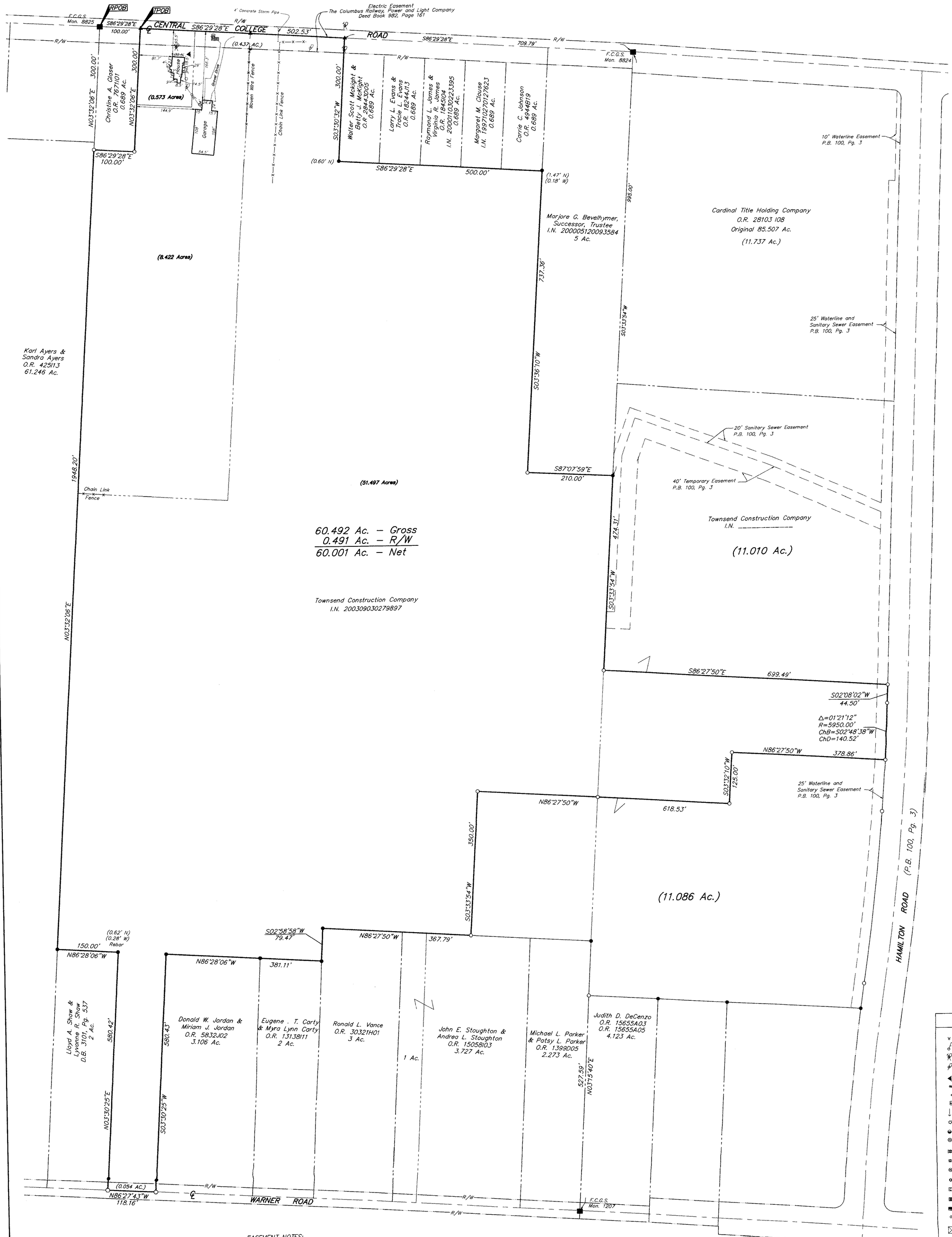
SURVEY OF ACREAGE PARCELS
SECTION 15, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



60.492 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Township 2, Range 16, United States Military Lands and being all out of those tracts as conveyed to Townsend Construction Company in Instrument Number 200309030279901 and Instrument Number _____ respectively, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning for Reference at Franklin County Geodetic Survey Monument No. 8825 in the centerline of Central College Road;

Thence South 86° 29' 28" East, a distance of 100.00 feet, along said centerline of Central College Road, to a railroad spike found at a common corner of said 0.573 acre tract and the 0.689 acre tract conveyed to Christine A. Glaser by deed of record in Official Record 07671 101. Said railroad spike being the TRUE POINT OF BEGINNING of the herein described tract;

Thence continuing South 86° 29' 28" East, a distance of 502.53 feet, along said centerline of Central College Road, to a railroad spike found at the northwesterly corner of the 0.689 acre tract conveyed to Walter S. & Betty J. McKnight by deed of record in Official Record 28433 D05;

Thence South 03° 30' 32" West, a distance of 300.00 feet, along the westerly line of said 0.689 acre tract, to a point, referenced by a 3/4" iron pipe found 0.60' North, at the southwesterly corner of said 0.689 acre tract (McKnight);

Thence South 86° 29' 28" East, a distance of 500.00 feet, along the southerly lines of said 0.689 acre tract (McKnight), the 0.689 acre tract conveyed to Larry L. & Tracie L. Evans by deed of record in Official Record 18244 J13, the 0.689 acre tract conveyed to Virginia R. James by deed of record in Instrument No. 200011030223395, the 0.689 acre tract conveyed to Margaret M. Clouse by deed of record in Instrument No. 199710270127623, and the 0.689 acre tract conveyed to Carrie C. Johnson by deed of record in Official Record 04944 B19, to a point, referenced by a 3/4" iron pipe found 1.47 feet' North and 0.18' West, in the westerly line of the 5 acre tract conveyed to Marjorie G. Bevelhymer by deed of record in Instrument No. 200005120093584 at the southeasterly corner of said 0.689 acre tract (Johnson);

Thence South 03° 36' 10" West, a distance of 737.36 feet, along said westerly line of the 5 acre tract, to an iron pin set at the southwesterly corner of said 5 acre tract;

Thence South 87° 07' 59" East, a distance of 210.00 feet, to a 3/4" iron pin found at the southeasterly corner of said 5 acre tract;

Thence with a new division line across said Townsend Construction tract the following courses:

South 03° 33' 54" West, a distance of 474.31 feet to an iron pin set;

South 86° 27' 50" East, a distance of 699.49 feet to an iron pin set in the westerly right-of-way line of Hamilton Road;

South 02° 08'02" West, with said westerly right-of-way line, a distance of 44.50 feet to an iron pin set at a point of curvature;

with said westerly right-of-way line with a curve to the right, having a central angle of 01° 21' 12", a radius of 5950.00 feet, having a chord bearing and distance of South 02° 48' 38" West 140.52 feet to an iron pin set;

North 86° 27' 50" West, a distance of 378.86 feet to an iron pin set;

South 03° 32' 10" West, a distance of 125.00 feet to an iron pin set;

North 86° 27' 50" West, a distance of 618.53 feet to an iron pin set;

South 03° 33' 54" West, a distance of 350.00 feet to an iron pin set in the northerly line of John E. Stoughton and Andrea L. Stoughton of record in Official Record 15058103;

Thence North 86° 27' 50" West, a distance of 367.79 feet, along the northerly lines of the 3.727 and 1 acre tracts conveyed to John E. & Andrea L. Stoughton by deed of record in Official Record 15058 103 and the 3 acre tract conveyed to Ronald L. Vance by deed of record in Official Record 030321 H01, to a 3/4" iron pipe found at the northwesterly corner of said 3 acre tract;

Thence South 02° 58' 58" West, a distance of 79.47 feet, along the westerly line of said 3 acre tract, to a 3/4" iron pipe found at the northeasterly corner of the 2 acre tract conveyed to Eugene T. & Myra L. Carty by deed of record in Official Record 131.38 I11;

Thence North 86° 28' 06" West, a distance of 381.11 feet, along the northerly lines of said 2 acre tract and the 3.106 acre tract conveyed to Donald W. & Miriam J. Jordan by deed of record in Official Record 05832 J02, to an 3/4" iron pipe found at the northwesterly corner of said 3.106 acre tract;

Thence South 03° 30' 25" West, a distance of 580.43 feet, along the westerly line of said 3.106 acre tract, to a magnetic nail set in the centerline of Warner Road at the southwesterly corner of said 3.106 acre tract;

Thence North 86° 27' 43" West, a distance of 118.16 feet, along said centerline of Warner Road, to a magnetic nail set at the southeasterly corner of a 2 acre tract conveyed to Lloyd A. & Lyvonne R. Shaw by deed of record in Deed Book 3101, Page 537;

Thence North 03° 30' 25" East, a distance of 580.42 feet, along the easterly line of said 2 acre tract, to a point, referenced by a 1/2" rebar found 0.62' North and 0.28' West, at the northeasterly corner of said 2 acre tract;

Thence North 86° 28' 06" West, a distance of 150.00 feet, along the northerly line of said 2 acre tract, to a 3/4" iron pin found in the easterly line of the 61.246 acre tract conveyed to Karl & Sandra Ayers by deed of record in Official Record 00425 113, at the northwesterly corner of said 2 acre tract;

Thence North 03° 32' 06" East, a distance of 1948.20 feet, along said easterly line of 61.246 acre tract, to an iron pin set at the southwesterly corner of aforesaid 0.689 acre tract (Glaser);

Thence South 86° 29' 28" East, a distance of 100.00 feet, along the southerly line of said 0.689 acre tract (Glaser), to an iron pin set at the southeasterly corner of said 0.689 acre tract;

Thence North 03° 32' 06" East, a distance of 300.00 feet, along the easterly line of said 0.689 acre tract, to the TRUE POINT OF BEGINNING. Containing 60.492 acres, more or less.

LEGEND

= Guy Pole	= Metal Traffic Signal Pole
= Flag Pole	= Traffic Lighting Control Box
= Utility Pole	= Traffic Lighting Pull Box
= Power Pole	= Telephone Marker Post
= Yard Light	= Telephone Pole
= Parking Meters	= Telephone Pedestal
= Parking Meter	= Telephone Booth/or Drive-Up
= Air Condition Unit	= Telephone Manhole
= Guy Wire w/Anchor	= Fence
= Light pole	= Flowarrow
= Gas Marker Post	= Sign
= Gas Valve	= Mail Box
= Gas Valve	= Air Condition Unit
= Gas Meter	= Storm Sewer Surface Inlet
= Gas Service	= Storm Manhole
= Sprinkler	= Sanitary Manhole
= Cable Pedestal	= Electric Manhole
= Catch Basin	W = Water Line
= Curb Inlet	G = Gas Line
= Bollard	STM = Storm Line
= Electric Tower	SAN = Sanitary Line
= Electric Pull Box	UGE = Underground Electric
= Electric Outlet	OHE = Overhead Electric
= Electric Pedestal	UGT = Underground Telephone
= Electric Meter	T = Overhead Telephone
= Electric Transformer	CATV = Cable TV.
= Water Service	= Centerline
= Water Valve	R/W = Right of Way Line
= Water Meter	S/L = Street Lighting
= Fire Hydrant	S/W = Signal Wiring

Note:

1.) There was no 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 evidence of subject tract being a solid waste dump, sump or sanitary landfill.

= 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.S Set are 13/16" I.D. Iron pipe W/ cap inscribed EMHT INC

100' 0 100' 200'

GRAPHIC SCALE (IN FEET)

EASEMENT NOTES:

The following notes are in reference to items included in Title Commitment No. CT 5058 issued by Cardinal Title Agency Inc., with an effective date of September 19, 2003 at 8:00 A.M.

1. Item 7 is an easement to the Columbus Railway Power and Light Company of record in Deed Book 982, Page 161. This is an electric line easment within the right-of-way of Central College Road. This easement does lie within or adjacent to the subject tract and is shown hereon.

2. Item 8 is a blanket easement to the Ohio Power Company of record in Deed Book 1656, Page 9. This easement is for an electric line with towers across subject tract, however, there are no electric towers on subject tract.

3. Item 9 is an access easement to Erma L. Foulk of record in Deed Book 3674, Page 389. This easement does lie within or adjacent to subject tract, however, this easement is written specifically for the benefit of Erma L. Foulk, not for her heirs and assigns.

The following notes are in reference to items included in Title Commitment No. CT 5058-A issued by Cardinal Title Agency Inc., with an effective date of October 7, 2003 at 8:00 A.M.

1. Item 7 is a 25' Sanitary and Waterline Easement of record in Plat Book 100, Page 3, is plotted on the face of the survey.

2. Item 8 is a Pole line Easement to Ohio Bell of record in Deed Book 968, Page 552, is not located on the subject tract.

3. Item 9 is a Conservation Recreational Easement to the State of Ohio of record in Deed Book 1069, Page 52, is not located on the subject tract.

4. Item 10 is a Tower Line Easement to Columbus and Southern Ohio Electrical of record in Deed Book 2000, Page 105, is not located on the subject tract.

5. Item 11 is a Sanitary Sewer Easement to the City of Columbus of record in Official Record 21091E03, is not located on the subject tract.

6. Item 12 is a Waterline Easement to the City of Columbus of record in Official Record 34339A17, is not located on the subject tract.

7. Item 13 is a Poleline Easement to Columbus Southern Power Company of record in Instrument Number 200208080194948, is not located on the subject tract.

RECEIVED
JUL 26 2004
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

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. 39049C0180 G.

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments 8824 & 8825, having a bearing of North 86° 29' 28" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Surveyed & Prepared By

EMHT INC.
ENGINEERS. SURVEYORS. PLANNERS. SCIENTISTS
EVANS, MECHWART, HAMBLETON & TILTON, INC.
170 MILL STREET, GAHANNA, OHIO 43230-3036
TEL: 614-471-5150 • FAX: 614-471-9286

CERTIFICATION: (Commitment No. CT 5058-A)

To: Dominion Homes, Inc.

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, 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.

STATE OF OHIO
JAMES M. PEARSALL
7840
REGISTERED PROFESSIONAL SURVEYOR

By James M. Pearsall 7/23/04
Professional Surveyor No. 7840

SCALE: 1" = 100' DATE: October 29, 2003

Dominion Homes / Cardinal Title Property / 20031436 / 31436alta

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