

**SURVEY OF ACREAGE PARCEL**  
**QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17**  
**UNITED STATES MILITARY LANDS**  
**CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

RECEIVED  
 JUN 2 8 2004  
 Franklin County Engineer  
 Dean C. Ringle, P.E., F.S.



28.460 Acres  
 Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 1, Range 17, United States Military Lands and being 28.460 acres out of that 29.359 acre tract as conveyed to Triangle Properties, Inc. by deed of record in Instrument Number 200109210218541, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at an iron pin found at the southwesterly corner of Lot 1159 of that subdivision entitled "Somerset No. 4" of record in Plat Book 37, Pages 98 to 101, being in a northerly line of that 41.603 acre tract as conveyed to Residences at Towne Center Holding Ltd. by deed of record in Instrument Number 200102050027107, and being in the easterly line of "Albany Club Condominiums Fourth Amendment" of record in Condominium Plat Book 102, Page 1;

thence with the westerly line of said 41.603 acre tract, being the easterly line of said "Albany Club Condominium Fourth Amendment", the following courses and distances:

North 85° 47' 34" West, a distance of 116.56 feet to an iron pin set;  
 South 03° 34' 44" West, a distance of 243.90 feet to an iron pin set;  
 North 86° 25' 16" West, a distance of 207.00 feet to an iron pin set; and  
 South 03° 34' 44" West, a distance of 74.17 feet to an iron pin set at the True Point of Beginning;

thence continuing with the westerly line of said 41.603 acre tract, the following courses and distances:

South 03° 34' 44" West, a distance of 810.39 feet to an iron pin set;  
 South 86° 25' 16" East, a distance of 207.00 feet to an iron pin set; and  
 South 03° 34' 44" West, a distance of 94.67 feet to an iron pin set in the northerly line of that 0.899 acre tract as conveyed to the City of Columbus by deed of record in Instrument Number 200306090171647;

thence with the northerly and westerly lines of said 0.899 acre tract, the following courses and distances:

Northwesterly, with the arc of a curve to the right (Delta = 36° 52' 12", Radius = 50.00 feet) a chord bearing and distance of North 67° 59' 10" West, 31.62 feet to a point of reverse curvature;

Northwesterly, with the arc of said reverse curve (Delta = 36° 52' 12", Radius = 50.00 feet) a chord bearing and distance of North 67° 59' 10" West, 31.62 feet to an iron pin set at a point of tangency;

North 86° 25' 16" West, a distance of 58.04 feet to an iron pin set; and  
 South 03° 34' 44" West, a distance of 100.00 feet to an iron pin set in the northerly line of Reserve "A" of that subdivision entitled "Asherton Woods" of record in Plat Book 102, Pages 94 and 95, being the southwesterly corner of said 0.899 acre tract;

thence North 86° 25' 16" West, with the northerly line of said Reserve "A", a distance of 47.11 feet to an iron pin set at a northwesterly corner of said Reserve "A";

thence South 43° 35' 27" West, with a westerly line of said Reserve "A", a distance of 376.29 feet to an iron pin set in the easterly line of that tract as conveyed to Agler Family Housing by deed of record in Instrument Number 199707310059897;

thence North 57° 10' 35" West, with said easterly line, a distance of 208.82 feet to an iron pin set at a point of curvature of a curve to the right;

thence Northwesterly, continuing with said easterly line, along the arc of said curve (Delta = 43° 26' 27", Radius = 420.00 feet), a chord bearing and distance of North 35° 27' 22" West, 310.87 feet to an iron pin set at the northwesterly corner of said Agler Family tract;

thence North 86° 07' 15" West, with the northerly line of said Agler Family tract, the northerly line of that tract as conveyed to Efficient Property Management Inc. by deed of record in Official Record 27087002, and a portion of the northerly line of that tract as conveyed to Agler Green Limited Partnership by deed of record in Instrument Number 200204010081623, a distance of 885.02 feet to an iron pin set at the southeasterly corner of that 20.00 acre tract as conveyed to the City of Columbus by deed of record in Instrument Number 199906040143056;

thence North 03° 52' 41" East, with the easterly line of said 20.00 acre tract, a distance of 852.91 feet to an iron pin set at the southwesterly corner of said "Albany Club Condominiums Fourth Amendment";

thence with the southerly line of said "Albany Club Condominiums Fourth Amendment", the following courses and distances:

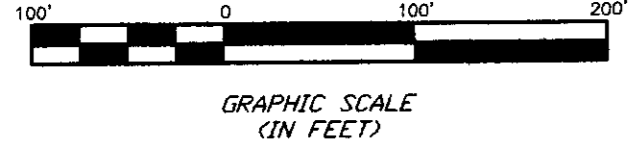
South 86° 11' 35" East, a distance of 999.69 feet to an iron pin set; and  
 North 76° 57' 42" East, a distance of 270.23 feet to the True Point of Beginning, and containing 28.460 acres of land, more or less.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone 1 (areas determined to be outside 500-year flood plain), Community Panel No. 39049C01705.

**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.

- = 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.
  - = P.K. NAIL SET
- I.P.S. Set are 1 1/2" I.D. iron pipe w/ cap inscribed EMM&T, Inc.



**LEGEND**

⊙	Flag Pole	---	Fence
⊙	Utility Pole	---	Flower
⊙	Power Pole	---	Sign
⊙	Telephone Pole	⊙	Mail Box
⊙	Electric Tower	---	Water Line
⊙	Guy Wire	---	Gas Line
⊙	Light pole	---	Storm Line
⊙	Water Valve	⊙	Storm Manhole
⊙	Gas Meter	⊙	Sanitary Manhole
⊙	Gas Valve	---	Sanitary Line
⊙	Electric Transformer	---	Underground Electric
⊙	Telephone Pedestal	---	Overhead Electric
⊙	Sprinkler	---	Underground Telephone
⊙	Fire Hydrant	---	Overhead Telephone
⊙	Cable Pedestal	---	Cable TV
⊙	Catch Basin	---	Centerline
⊙	Curb Inlet	---	Right of Way Line

The following items from Title Commitment No. 92686NE are not located on the subject parcel:  
 I.N. 200109210218537

The following items from Title Commitment No. 92686NE apply to the subject parcel:  
 Blanket Pipe Line Easement to the Ohio Fuel Gas Company D.B. 210, Pg. 313  
 Assigned to Columbia Gas of Ohio, Inc. by D.B. 2548, Pg. 90

Declaration of Covenants and Restrictions I.N. 199905140123045  
 Declaration of Covenants and Restrictions I.N. 199812300336705

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SURVEYED & PREPARED BY  
**EMM&T**  
 CONSULTING ENGINEERS & SURVEYORS  
 170 MILL STREET  
 GAHANNA, OHIO 43230  
 (614) 471-5150

CERTIFICATION: (Commitment No. 92686NE)  
 To: Triangle Properties, Inc., National City Bank and/or its successors and/or assigns, Midland Celtic Title Group & First American 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, 3, 4 11(a) & 13 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. Peasall* 6/2/04  
 Professional Surveyor No. 7840  
 SCALE: 1" = 100' June 22, 2004

STATE OF OHIO  
 JAMES M. PEASALL  
 7840  
 REGISTERED PROFESSIONAL SURVEYOR