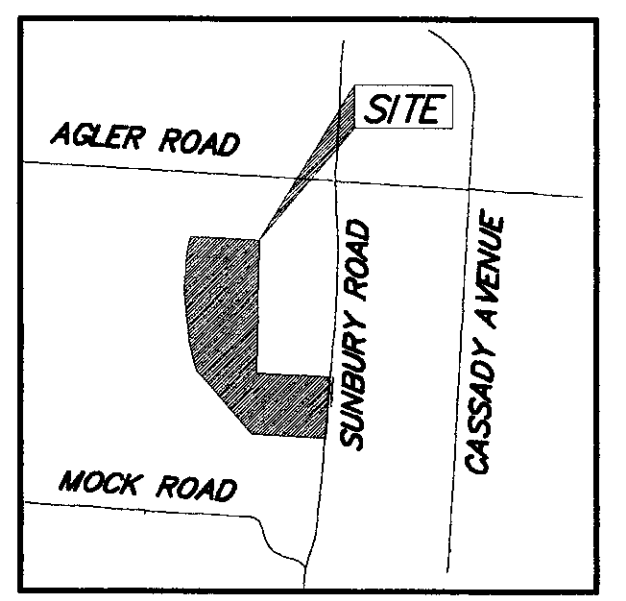


**ALTA/ACSM LAND TITLE SURVEY**  
**QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 17**  
**UNITED STATES MILITARY LANDS**  
**CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**



**RECEIVED**

FEB 27 2004

Franklin County Engineer  
 Dawn G. Rogers, P.E.

**VICINITY MAP**  
 not to scale

26.564 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 17, United States Military Lands, and being part of the 21.73, 22.109 and 11 acre tracts conveyed as PARCEL 1, PARCEL 2 and PARCEL 3, respectively, to Mt. Herman Baptist Church by deeds of record in Official Record 14231 001, Official Record 14231 005, Official Record 14231 009, Official Record 14231 013 and Official Record 14231 017 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference at a 1" iron pin found in the centerline of Sunbury Road at a common corner of the 6 acre tract conveyed to Ulrica G. Glover by deed of record in instrument Number 199906290165208 and the 0.332 acre tract conveyed as PARCEL 1 to Gary Gordon & Diane R. Moore Gordon by deed of record in Official Record 12117 F14.

Thence North 85° 57' 29" West, a distance of 816.00 feet (passing an iron pin found at a distance of 26.96 feet), with the northerly line of said 6 acre tract and the southerly lines of said 0.332 acre tract, the 0.356 acre tract conveyed as PARCEL 2, to Gary Gordon & Diane R. Moore Gordon by deed of record in Official Record 12117 F14 and said 0.173 acre tract, to an iron pin set. Said iron pin set being the TRUE POINT OF BEGINNING of the herein described tract;

Thence continuing North 85° 57' 29" West, a distance of 676.00 feet, with the line common to said 21.73 and 6 acre tracts, to an iron pin set on the easterly bank of Alum Creek at a common corner of said 21.73 and 6 acre tracts;

The following three (3) courses and distances with the easterly bank of Alum Creek and the westerly lines of said 21.73 acre tracts:

1. Thence North 17° 27' 29" West, a distance of 102.50 feet, to an iron pin set;
2. Thence North 11° 57' 29" West, a distance of 327.00 feet, to an iron pin set;
3. Thence North 02° 51' 49" West, a distance of 190.09 feet, to an iron pin set at a common corner of said 21.73 and 11 acre tracts;

Thence North 05° 54' 02" West, a distance of 310.44 feet, continuing with the easterly bank of Alum Creek and westerly line of said 11 acre tract, to an iron pin set at a common corner of said 11 and 22.109 acre tracts;

The following three (3) courses and distances continuing with the easterly bank of Alum Creek and the westerly lines of said 22.109 acre tracts:

1. Thence North 03° 22' 51" East, a distance of 258.92 feet, to an iron pin set;
2. Thence North 03° 43' 51" East, a distance of 150.87 feet, to an iron pin set;
3. Thence North 11° 07' 51" East, a distance of 165.56 feet, to an iron pin set at a common corner of said 22.109 acre tract and the 22.64 acre tract conveyed to Mabel F. Miller by deeds of record in Official Record 10311 H08 and Official Record 30857 E04;

Thence South 88° 18' 27" East, a distance of 769.54 feet, with the line common to said 22.109 and 22.64 acre tracts, to an iron pin set;

Thence South 00° 24' 52" West, a distance of 1485.92 feet, across said 22.109, 11 and 21.73 acre tracts, to the TRUE POINT OF BEGINNING. Containing 26.564 acres, more or less.

11.644 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 17, United States Military Lands, and being all of the 5.542 and 6 acre tracts conveyed to Ulrica G. Glover by deed of record in instrument Number 199906290165211 and instrument Number 199906290165208, respectively, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a magnetic nail set in the centerline of Sunbury Road at a common corner of said 5.542 acre tract and the 3.526 acre tract conveyed to John L. & Rebecca S. Jackson by deed of record in Official Record 10740 G11;

Thence North 86° 13' 10" West, a distance of 1111.96 feet (passing an iron pin found at a distance of 30.00 feet), with the line common to said 5.542 and 3.526 acre tracts, to an iron pin set on the easterly bank of Alum Creek at a common corner of said 5.542 and 3.526 acre tracts;

Thence North 39° 18' 00" West, a distance of 406.19 feet, with the westerly lines of said 5.542 acre tract and easterly bank of Alum Creek, to an iron pin found at a common corner of said 5.542 and 6 acre tract;

Thence North 40° 00' 16" West, a distance of 268.47 feet, with the westerly lines of said 6 acre tract and easterly bank of Alum Creek, to an iron pin set at a common corner of said 6 acre tract and the 21.73 acre tract conveyed to Mt. Herman Baptist Church by deed of record in Official Record 14231 001, Official Record 14231 005, Official Record 14231 009, Official Record 14231 013 and Official Record 14231 017;

Thence South 85° 57' 29" East, a distance of 1492.00 feet (passing an iron pin found at a distance of 1465.04 feet), with the northerly line of said 6 acre tract and the southerly line of said 21.73 acre tract and the 0.356 and 0.332 acre tracts conveyed as PARCEL 1 and PARCEL 2, respectively, to Gary Gordon & Diane R. Moore Gordon by deed of record in Official Record 12117 F14, to a 1" iron pin found in the centerline of Sunbury Road at a common corner of said 6 and 0.332 acre tracts;

Thence South 04° 51' 19" West, a distance of 387.05 feet, with said centerline of Sunbury Road and easterly lines of said 6 and 5.542 acre tracts, to the POINT OF BEGINNING. Containing 11.644 acres, more or less, of which 0.267 acres lies within the existing right-of-way of Sunbury Road.

6.592 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 17, United States Military Lands, and being all of the 3.067 and 3.526 acre tracts conveyed as TRACT TWO and TRACT ONE, respectively, to John L. & Rebecca S. Jackson by deed of record in Official Record 10740 G11, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a railroad spike found in the centerline of Sunbury Road at a common corner of said 3.067 acre tract and the 3.526 acre tract conveyed to Local Spiritual Assembly of the Bahais of Columbus by deed of record in Official Record 19910 F12;

Thence North 86° 20' 45" West, a distance of 828.99 feet (passing an iron pin found at a distance of 30.00 feet), with the line common to said 3.067 and 3.526 acre tracts, to a stone found on the westerly bank of Alum Creek at a common corner of said 3.067 and 3.526 acre tracts;

Thence North 39° 18' 00" West, a distance of 406.19 feet, with the westerly lines of said 3.067 and 3.526 acre tracts and easterly bank of Alum Creek, to an iron pin set at a common corner of said 3.067 and 3.526 acre tracts and the 5.542 acre tract conveyed to Ulrica G. Glover by deed of record in instrument Number 199906290165211;

Thence South 86° 13' 10" East, a distance of 1111.96 feet (passing an iron pin found at a distance of 1081.90 feet), with the line common to said 3.526 and 5.542 acre tracts, to a magnetic nail set in the centerline of Sunbury Road at a common corner of said 3.526 and 5.542 acre tracts;

Thence South 04° 51' 19" West, a distance of 387.05 feet, with said centerline of Sunbury Road and easterly lines of said 3.526 and 3.067 acre tracts, to the POINT OF BEGINNING. Containing 6.592 acres, more or less, of which 0.203 acres lies within the existing right-of-way of Sunbury Road.

Easement Notes: (Glover)

The following notes are in reference to items included in Title Commitment No. 2003-157 issued by Cornerstone Title Agency LLC with an effective date of April 16, 2003 at 7:00 A.M.

1. Easement of record in D.B. 1931, Pg. 285 is located on the subject parcel and is shown hereon. (Item #5)
2. Easement of record in D.B. 1962, Pg. 147 is located on the subject parcel and is shown hereon. (Item #6)
3. Easement of record in D.B. 2458, Pg. 392 is located on the subject parcel and is shown hereon. (Item #7)
4. Easement of record in D.B. 1962, Pg. 149 could not be located from the exhibit provided. (Item #10)
5. Easement of record in D.B. 2468, Pg. 597 is located on the subject parcel and is shown hereon. (Item #11)

Easement Notes: (Jackson)

The following note is in reference to items included in Title Commitment No. 23480687 ATA issued by Chicago Title Insurance Company with an effective date of March 10, 2003 at 7:00 A.M.

1. Easement to Columbus Southern Power Company of record in O.R. 12160802 is located on the subject parcel and is 10 feet in width, the centerline being the underground cable and/or pole as installed. (Item #3)

Easement Notes: (Mt. Herman Baptist Church)

The following notes are in reference to items included in Title Commitment No. 120035572 issued by Stewart Title Guaranty Company with an effective date of November 12, 2003 at 7:00 A.M.

11. The easement to the Franklin County Commissioners by deed of record in O.R. 18381H14 does not lie on or adjacent to the subject tract.
12. The easement to Ohio Bell Telephone Company aka Ameritech Ohio by deed of record in I.N. 20001240238217 does not lie on or adjacent to the subject tract.
13. The easement to Columbus Southern Power Company by deed of record in Official Record 17906B08 does not lie on or adjacent to the subject tract and is for 10' wide easement along electric lines as installed.
14. The easement to City of Columbus by deed of record in Official Record 20673001 and Official Record 20673014 do lie on or adjacent to subject tract and are shown.
15. The easement to the Ohio Fuel Gas Company by deed of record in Deed Book 2548, Pg. 90 does lie on or adjacent to subject tract and is a blanket easement.
16. The easement to City of Columbus by deed of record in Deed Book 2798, Page 16 does lie on or adjacent to the subject tract and approximate location is shown.

- 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.
  - 4.) Zoning information was not made available to the undersigned as of the date of this survey.

BASIS OF BEARINGS: The bearings in the above description are based on the Ohio State Plane Coordinate System - South Zone as per NAD83. Control for bearings was from coordinates of monuments Frank 64 and Frank 164, as established by the Franklin County Engineering Department using Global Positioning procedures and equipment.

According to the Federal Emergency Management Agency's Flood Insurance Rate map (dated August 2, 1995), the subject parcels 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. 39049C0260G

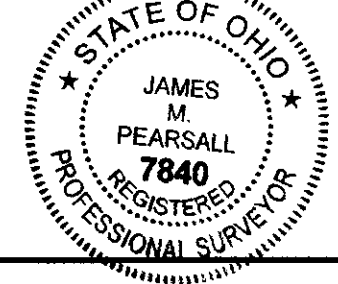
UTILITY STATEMENT:

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.

CERTIFICATION: (Commitment No. 2003-157, 23480687, & 120035572)

To: Ulrica Glover, John L. & Rebecca S. Jackson, Mt. Herman Baptist Church, and Ohio not for Profit Corporation, Dominion Homes, Inc. an Ohio Corporation, Cornerstone Title Agency Inc., Chicago Title Insurance Company, & Stewart Title Guaranty 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(G), 8, 9, 10, 11(G), 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. The survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."



By *James P. Hall* 2/24/04  
 Professional Surveyor No. 7840

<b>EMHT</b> ENGINEERS SURVEYORS PLANNERS SCIENTISTS		Date: February 26, 2004
EVANS, MEECHAM, HAMILTON & TILTON, INC. 170 N. HILL STREET COLUMBUS, OHIO 43260 TELEPHONE 614/471-6100 FACSIMILE 614/471-6286		Scale: 1" = 100'
		Job No: 20040182
		Sheet: 1 of 1

MARK	DATE	DESCRIPTION