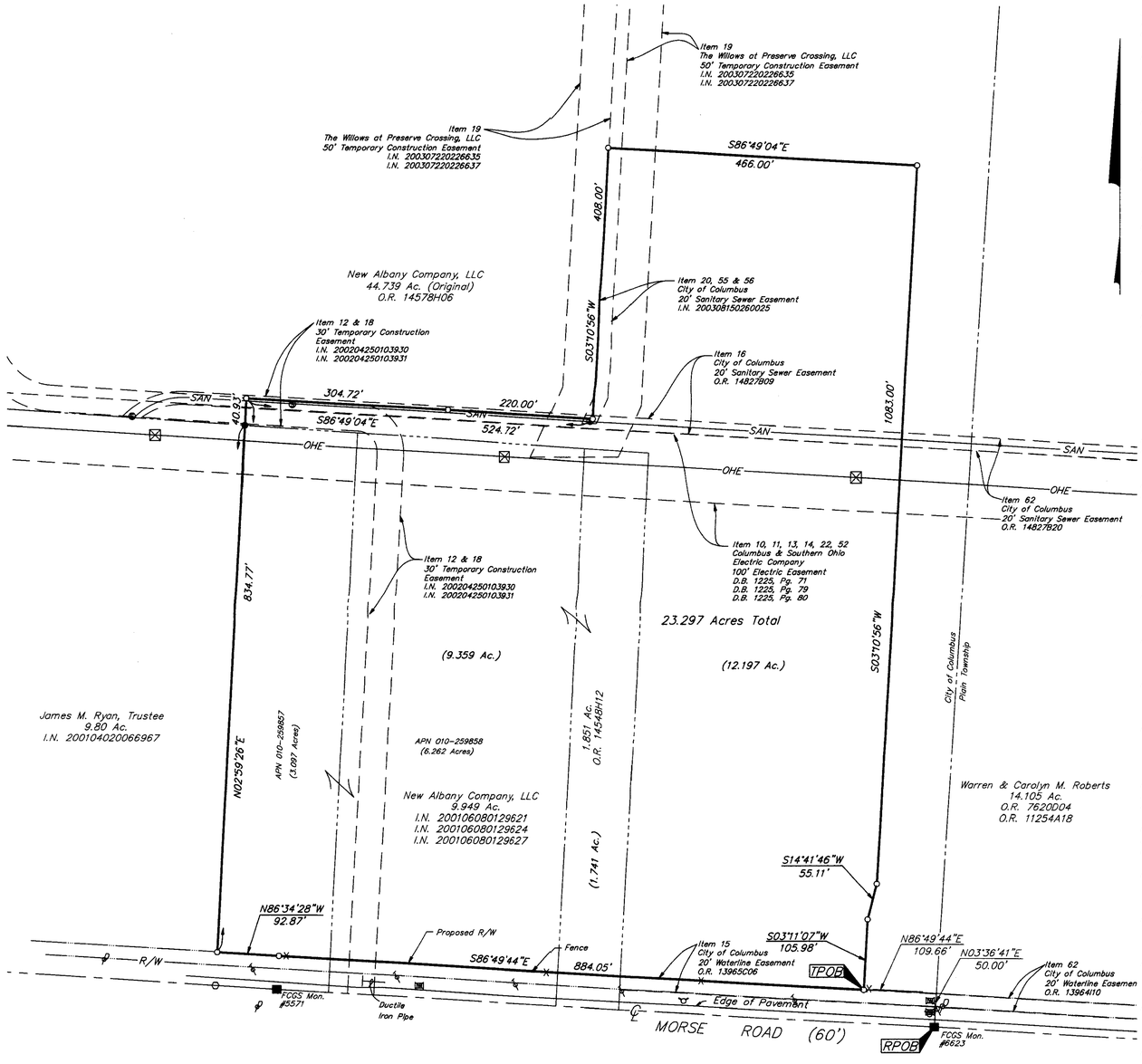
# ALTA/ACSM LAND TITLE SURVEY
## QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 16
## UNITED STATES MILITARY LANDS
## CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO




Schedule B Items from Title Commitment No. 120035268 issued by Stewart Title Guaranty Company with an effective date of October 8, 2003 at 7:00 A.M.

Item 10 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1225, Page 71 is located on the subject tract as shown hereon.

Item 11, 13, 14, 60 & 52 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1225, Page 80 is located on the subject tract as shown hereon.

Item 12 & 18 30' Temporary Construction Easement to Homestead Preserve Phase II, LLC by deed of record in Instrument Number 200204250103930 and Instrument Number 200204250103931 is located on the subject tract as shown hereon.

Item 15 20' Waterline Easement to City of Columbus by deed of record in Official Record 13965 C06 is NOT located on the subject tract as shown hereon.

Item 16 20' Sanitary Sewer Easement to City of Columbus by deed of record in Official Record 14827 B09 is located on the subject tract as shown hereon.

Item 17, 48 Parcel is located in the area described to Homestead Preserve Ltd. by deed of record in Instrument Number 199909270242978, is located on the subject tract, is not plottable with the information provided.

Item 19 50' Temporary Construction Easement to The Willows at Preserve Crossing, LLC, by deed of record in Instrument Numbers 200307220226635, 200307220226673, 200308220226638 and 200307220226640 is located on the subject tract as shown hereon.

Item 20 & 58 20' Sanitary Sewer Easement to City of Columbus by deed of record in Instrument Number 200308150260025 is located on the subject tract as shown hereon.

Item 21, 51& 59 Parcel is located in the area described to Columbus and southern Ohio Electric Company by deed of record in Deed Book 1079, Page 162, is located on the subject tract, is not plottable with the information provided.

Item 22 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1225, Page 79 is located on the subject tract as shown hereon.

Item 23 20' Waterline Easement to City of Columbus by deed of record in Official Record 13200 J14 is NOT located on the subject tract.

Item 24 20' Sanitary Sewer Easement to City of Columbus by deed of record in Official Record 14827 C05 is NOT located on the subject tract.

Item 25 Conservation Easement to City of Columbus by deed of record in Instrument Number 200009010177058 is NOT located on the subject tract.

Item 26 Conservation Easement to The Preserve Communities Master Association by deed of record in Instrument Number 200009210192204 is NOT located on the subject tract.

Item 27, 29, 42, & 46 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1079, Page 205 is NOT located on the subject tract.

Item 28, 31, 44, & 47 Easement to The Ohio Power Company by deed of record in Deed Book 1784, Page 351 is not plottable with the information provided.

Item 30 10' Electrical Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2479, Page 198 is NOT located on the subject tract.

Item 32 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 959, Page 311 is NOT located on the subject tract.

Item 33 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1033, Page 522 is NOT located on the subject tract.

Item 34 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1033, Page 525 is NOT located on the subject tract.

Item 35 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1064, Page 226 is NOT located on the subject tract.

Item 36 Easement to State of Ohio, Conservation Council Conditions and Restrictions by deed of record in Deed Book 1069, Page 48 is NOT located on the subject tract as shown hereon.

Item 37 Sanitary Sewer Easement by deed of record in Deed Book 1764, Page 489 is not plottable with the information provided.

Item 38 Location of a Blanket Easement to The Ohio Power Company by deed of record in Deed Book 1712, Page 507 cannot be determained from the record information.

Item 41 Right-of-Way to Central Ohio Natural Gas & Fuel Co. by deed of record in Miscellaneous Record Volume 2, Page 528, Assigned in Deed Book 2548, Page 90 to Columbia Gas of Ohio, Inc., is not plottable with the information provided.

Item 43 5' Electrical Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2519, Page 281 is NOT located on the subject tract.

Item 44, 47 Easement to The Ohio Power Company by deed of record in Deed Book 1709, Page 231 and Deed Book 1784, Page 351, Released in Official Record 6657 H08 to no particular party within the chain of title, is not plottable with the information provided.

Item 49 & 54 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1127, Page 112 is NOT located on the subject parcel.

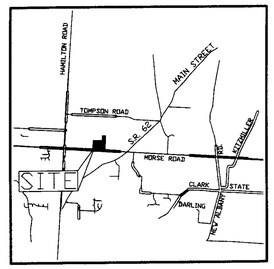
Item 50 & 58 Easement to The Columbus Railway Power and Light Company by deed of record in Deed Book 859, Page 235 is NOT located on the subject parcel.

Item 53 & 61 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1831, Page 579 is NOT located on the subject parcel.

Item 62 20' Sanitary Sewer Easement by deed of record in Official Record 13964 I10 and Official Record 14827 B20 is located on the subject tract as shown hereon.

Item 64 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1127, Page 150 is NOT located on the subject tract.

Item 65 Easement to The Ohio Power Company by deed of record in Deed Book 1791, Page 150, Released in Official Record 6657 H12 to no particular party within the chain of title, is not plottable with the information provided.




LOCATION MAP
NOT TO SCALE

**UTILITY LEGEND**

- ⊠ = Electric Tower
- ℘ = Power Pole
- ℘ = Telephone Pole
- Ⓢ = Sanitary Manhole
- = Fire Hydrant
- WV = Water Valve
- — — — = Centerline
- —R/W— = Right of Way Line
- —SAN— = Sanitary Line
- —OHE— = Overhead Electric

- ● = 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 1.3/16" I.D. iron pipe with cap inscribed EMHT INC

### 23.297 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 2, Range 16, United States Military Lands, being part of the remainder of a 44.739 acre tract, and part of a 9.949 and 1.851 acre tract conveyed to New Albany Company, LLC by deeds of record in Official Record 14578H06, Instrument Numbers 200106080129621, 200106080129624, 200106080129627 and Official Record 14548H12, respectively (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 FCGS Monument No. 6623, being in the centerline of Morse Road and at a southwesterly corner of a 14.105 acre tract conveyed to Warren Roberts and Carolyn M. Roberts by deeds of record in Official Records 7620D04 and 11254A1;

thence North 03° 36' 41" East, a distance of 50.00 feet, with the westerly line of said 14.105 acre tract, to an iron pin set;

thence North 86° 49' 44" West, a distance of 109.66 feet, across said 44.739 acre tract, to an iron pin set and being the TRUE POINT OF BEGINNING;

thence North 86° 49' 44" West, a distance of 884.05 feet, across said 9.949, 1.851, and 44.439 acre tracts, to an iron pin set;

thence North 86° 34' 28" West, a distance of 92.87 feet, across said 9.949 acre tract, to an iron pin set in the line common to said 9.949 acre tract and a 3.30 acre tract conveyed to LDK Land LLC by deeds of record in Instrument Numbers 200403090051159 and 200403090051156;

thence North 02° 59' 26" East, a distance of 834.77 feet, partly with the line common to said 9.949 and 3.30 acre tracts and partly across said 44.739 acre tract, passing an iron pin found at 793.77 feet, to an iron pin set;

thence across said 44.739 are tract, the following courses and distances:

South 86° 49' 04" East, a distance of 524.72 feet to an iron pin set;

North 03° 10' 56" East, a distance of 408.00 feet to an iron pin set;

South 86° 49' 04" East, a distance of 466.00 feet to an iron pin set;

South 03° 10' 56" West, a distance of 1083.00 feet to an iron pin set;

South 14° 41' 46" West, a distance of 55.11 feet to an iron pin set;

South 03° 11' 07" West, a distance of 105.98 feet, to the TRUE POINT OF BEGINNING and containing 23.297 acres, more or less, of which 12.197 acres is from said 44.739 acre tract, 9.359 acres (6.262 acres from APN 010-259858 and 3.097 acres from APN 010-259857) is from said 9.949 acre tract, and 1.741 acres is from said 1.851 acre tract.

*BASIS OF BEARINGS:* Bearings are based on the Ohio State Plane Coordinate System per NAD83. Control for bearings was from coordinates of monuments FCGS 6666 and 6667, having a bearing of South 86° 56' 02" East for the centerline of Thompson Road, established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

According to the Federal Emergency Management Agency's Flood Insurance Rate map (dated August 2, 1995), the subject parcels shown hereon lie 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. 39049C0180 G, 39049C0186 G and 39049C0191.

100' 0 100' 200'
GRAPHIC SCALE
(IN FEET)

*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.

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

Note:
This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

STATE OF OHIO
JAMES M. PEARSALL
7840
REGISTERED PROFESSIONAL SURVEYOR

*CERTIFICATION:* Commitment No. 120035268

To: Lifestyle Communities & 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 Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a), 12, 13, 14, 15 & 16 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 Postional Tolerance.

James M. Pearsall 8/25/04
Professional Surveyor No. 7840


EMHT INC
ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
EVANS, MECHWART, HAMBLETON & TILTON, INC.
170 MILL STREET
GAHANNA, OHIO 43230
TELEPHONE (614) 471-5150
FACSIMILE (614) 471-9286


Date: August 24, 2004
Scale: 1" = 100'
Job No: 2004-0453
Sheet: 1 of 1

REVISIONS

| MARK | DATE | DESCRIPTION |
|---|---|---|
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