

DESCRIPTION

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, PARTLY LYING IN THE CITY OF GROVE CITY AND PARTLY LYING IN THE CITY OF COLUMBUS, LYING IN SURVEY 1389, VIRGINIA MILITARY SURVEY, AND BEING 32.416 ACRES OUT OF AN ORIGINAL 52.95 ACRE TRACT (PARCEL 2 - TRACT 1), CONVEYED TO DON H. WEYGANDT, EILEEN V. WEYGANDT AND THELMA M. DOERING BY DEED OF RECORD IN DEED BOOK 3295, PAGE 358, ALL RECORDS HEREIN OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 32.416 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 181 OF HOLT PARK SECTION 2, A SUBDIVISION OF RECORD IN PLAT BOOK 92, PAGE 40, AT THE NORTHWEST CORNER OF SAID ORIGINAL 52.95 ACRE TRACT AND IN THE SOUTH LINE OF A 10.947 ACRE TRACT CONVEYED TO OPALINE MEYER BY DEED OF RECORD IN OFFICIAL RECORD 1874001;

THENCE SOUTH 88°04'24" EAST, (PASSING IRON PINS FOUND AT A DISTANCE OF 1013.94 FEET AND 1223.97 FEET), A TOTAL DISTANCE OF 1254.05 FEET, ALONG THE LINE COMMON TO SAID ORIGINAL 52.95 ACRE TRACT AND SAID 10.947 ACRE TRACT, TO A CONCRETE MONUMENT FOUND IN THE CENTERLINE OF DEMOREST ROAD AND AT THE SOUTHEAST CORNER OF A 0.551 ACRE TRACT CONVEYED TO LLOYD E. WILLIS AND ALICE E. WILLIS BY DEED OF RECORD IN OFFICIAL RECORD 18916 H02;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE CENTERLINE OF SAID DEMOREST ROAD:

1. ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01° 47'38", A RADIUS OF 5620.41 FEET, AN ARC LENGTH OF 175.96 FEET, A CHORD WHICH BEARS SOUTH 01°28'39" EAST, A CHORD DISTANCE OF 175.96 FEET, TO A PK NAIL FOUND;

2. SOUTH 02°22'28" EAST, A DISTANCE OF 506.82 FEET, A COTTON GIN SPIKE SET;

3. ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 17° 07'23", A RADIUS OF 1432.69 FEET, AN ARC LENGTH OF 428.17 FEET, A CHORD WHICH BEARS SOUTH 17°06'10" EAST, A CHORD DISTANCE OF 426.58 FEET, TO A COTTON GIN SPIKE SET AT THE NORTHEAST CORNER OF AN ORIGINAL 0.883 ACRE TRACT CONVEYED TO BARBARA J. WEYGANDT BY DEED OF RECORD IN OFFICIAL RECORD 9230 A01;

THENCE NORTH 86°27'36" WEST, (PASSING IRON PINS FOUND AT A DISTANCE OF 75.93 FEET, 380.09 FEET, 414.30 FEET AND 476.61 FEET), A TOTAL DISTANCE OF 773.48 FEET, ALONG THE LINE COMMON TO SAID ORIGINAL 52.95 ACRE TRACT AND AN ORIGINAL 5.00 ACRE TRACT CONVEYED TO GREG M. BISHOP BY DEED OF RECORD IN OFFICIAL RECORD 21290 D03, TO AN IRON PIN FOUND AT THE COMMON CORNER OF A 109.585 ACRE TRACT CONVEYED TO THE SOUTH-WESTERN CITY SCHOOL DISTRICT BY DEED OF RECORD IN INSTRUMENT NO. 199905070116174 AND AN ORIGINAL 10.00 ACRE TRACT CONVEYED TO CHRIS A. INKS AND ANGELA M. INKS BY DEED OF RECORD IN OFFICIAL RECORD 30343 B17 (1/4 INTEREST), OFFICIAL RECORD 30343 B18 (1/4 INTEREST), OFFICIAL RECORD 30343 C01 (1/4 INTEREST) AND OFFICIAL RECORD 30343 C03 (1/4 INTEREST);

THENCE NORTH 86°19'32" WEST, A DISTANCE OF 649.83 FEET, ALONG THE LINE COMMON TO SAID ORIGINAL 52.95 ACRE TRACT AND SAID 109.585 ACRE TRACT, TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID ORIGINAL 52.95 ACRE TRACT;

THENCE NORTH 03°17'48" EAST, (PASSING A STONE FOUND AT A DISTANCE OF 560.69 FEET), A TOTAL DISTANCE OF 1055.62 FEET, ALONG THE LINE COMMON TO SAID ORIGINAL 52.95 ACRE TRACT AND SAID 109.585 ACRE TRACT, TO THE POINT OF BEGINNING, CONTAINING 32.416 ACRES, MORE OR LESS.

NOTES PER TITLE COMMITMENT:

THE FOLLOWING ITEMS NUMBERS ARE PER SCHEDULE B OF THE TITLE COMMITMENT NUMBER PT101338 ISSUED BY TITLE FIRST AGENCY OF OHIO, LTD, WITH AN EFFECTIVE DATE OF JANUARY 9, 2002 AT 7:00 A.M.

ITEM 11 - (A) AN EASEMENT TO THE COLUMBUS RAILWAY, POWER AND LIGHT COMPANY, OF RECORD IN DEED BOOK 1079, PAGE 01, BEING AN EASEMENT OF UNSPECIFIED WIDTH FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A POLE LINE, DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT WAS DETERMINED TO BE LOCATED ALONG THE NORTH OR WEST ROAD LINE OF BIG RUN SOUTH ROAD AND THEN CROSSING SAID PARCEL TO A POINT IN THE CENTERLINE OF DEMOREST ROAD AND 190 FEET +/- NORTH OF SAID BIG RUN SOUTH ROAD.

(B) AN EASEMENT TO THE COLUMBUS RAILWAY, POWER AND LIGHT COMPANY OF RECORD IN DEED BOOK 1033, PAGE 540, BEING AN EASEMENT OF UNSPECIFIED WIDTH FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A GUY POLE AND/OR ANCHOR, DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT WAS DETERMINED TO BE LOCATED ALONG DEMOREST ROAD, BUT THE EXACT LOCATION OF SAID EASEMENT CANNOT BE DETERMINED.

(C) AN EASEMENT TO THE COLUMBUS RAILWAY, POWER AND LIGHT COMPANY, OF RECORD IN DEED BOOK 1049, PAGE 593, SAID EASEMENT BEING OF UNSPECIFIED WIDTH FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A POLE LINE ALONG DEMOREST ROAD, DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT WAS DETERMINED TO BE ALONG AND WITHIN THE ROAD LIMITS OF SAID DEMOREST ROAD.

ITEM 12 - (A) AN EASEMENT TO THE OHIO BELL TELEPHONE COMPANY, OF RECORD IN DEED BOOK 2421, PAGE 407, SAID EASEMENT BEING A 4 FEET BY 8 FEET AREA FOR THE PURPOSE OF INSTALLING AND MAINTAINING AN UNDERGROUND COMMUNICATIONS SYSTEM, DOES AFFECT THE SUBJECT PARCEL, SINCE IT WAS DETERMINED TO BE LOCATED ALONG AND WITHIN THE WESTERLY ROAD LIMITS OF DEMOREST ROAD AT A DISTANCE OF APPROXIMATELY 682 FEET +/- NORTH OF THE CENTERLINE OF BIG RUN SOUTH ROAD AND IS SHOWN ON THIS SURVEY.

(B) AN EASEMENT TO THE OHIO BELL TELEPHONE COMPANY, OF RECORD IN DEED BOOK 3735, PAGE 256, SAID EASEMENT BEING 5 FEET WIDTH FOR THE PURPOSE OF INSTALLING AND MAINTAINING UNDERGROUND COMMUNICATION SYSTEM, DOES AFFECT THE SUBJECT PARCEL, SINCE IT WAS DETERMINED TO BE LOCATED ALONG AND ADJACENT TO THE WEST RIGHT-OF-WAY LINE OF DEMOREST ROAD AND IS SHOWN ON THIS SURVEY.

ITEM 13 - (A) AN EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC CO., OF RECORD IN DEED BOOK 1314, PAGE 342, BEING AN EASEMENT OF UNSPECIFIED WIDTH FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A POLE LINE, DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT WAS DETERMINED TO BE LOCATED ALONG AND WITHIN THE EAST ROAD LINE OF DEMOREST ROAD ALONG WITH A GUY POLE TO BE LOCATED ALONG THE WEST ROAD LINE OF DEMOREST ROAD.

(B) AN EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC CO., OF RECORD IN DEED BOOK 1899, PAGE 330, AND BEING AN EASEMENT OF 5 FEET IN WIDTH FOR THE PURPOSE OF INSTALLING AND MAINTAINING A POLE LINE, DOES NOT AFFECT THE SUBJECT PARCEL, SINCE IT WAS DETERMINED TO BE LOCATED 310 FEET NORTH OF BIG RUN SOUTH ROAD AND CROSSING SAID PARCEL FOR A DISTANCE OF APPROXIMATELY 150 FEET.

ITEM 14 - AN EASEMENT TO COLUMBIA GAS OF OHIO, OF RECORD IN OFFICIAL RECORD 17132 H10, AND BEING AN EASEMENT OF 40 FEET IN WIDTH FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING A PIPELINE, DOES NOT AFFECT THE SUBJECT PARCEL SINCE IT IS LOCATED 40 FEET WIDE STRIP EAST OF AND ADJACENT TO THE CENTERLINE OF DEMOREST ROAD THAT EXTENDS FROM THE NORTH PROPERTY LINE OF SAID WEYGANDT TRACT OF LAND TO THE NORTH RIGHT-OF-WAY LINE OF BIG RUN SOUTH ROAD.

ZONING NOTE:

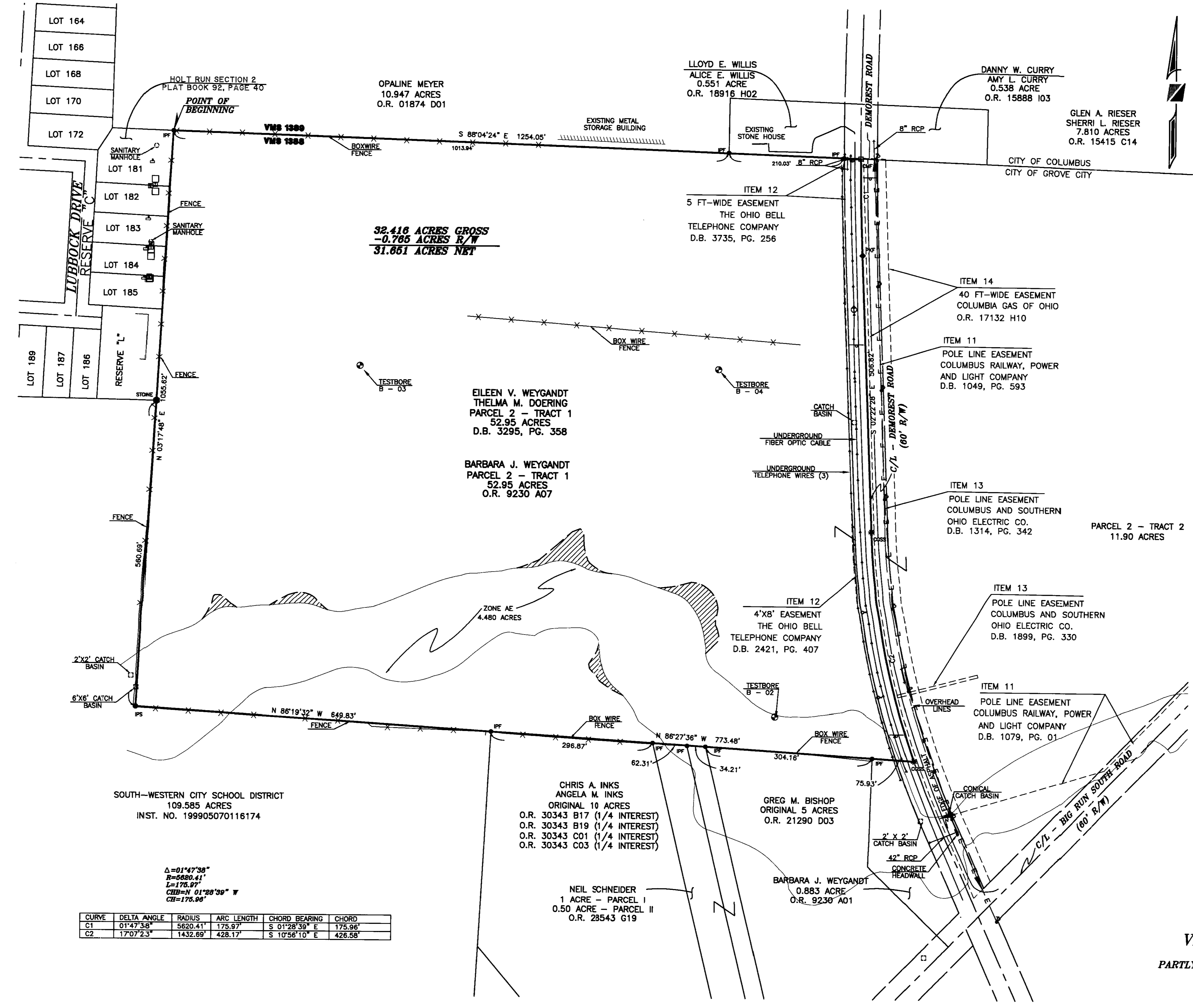
THE SUBJECT PROPERTY IS CURRENTLY ZONED R-RURAL.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED WITHIN 100 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 390492C0238 G, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

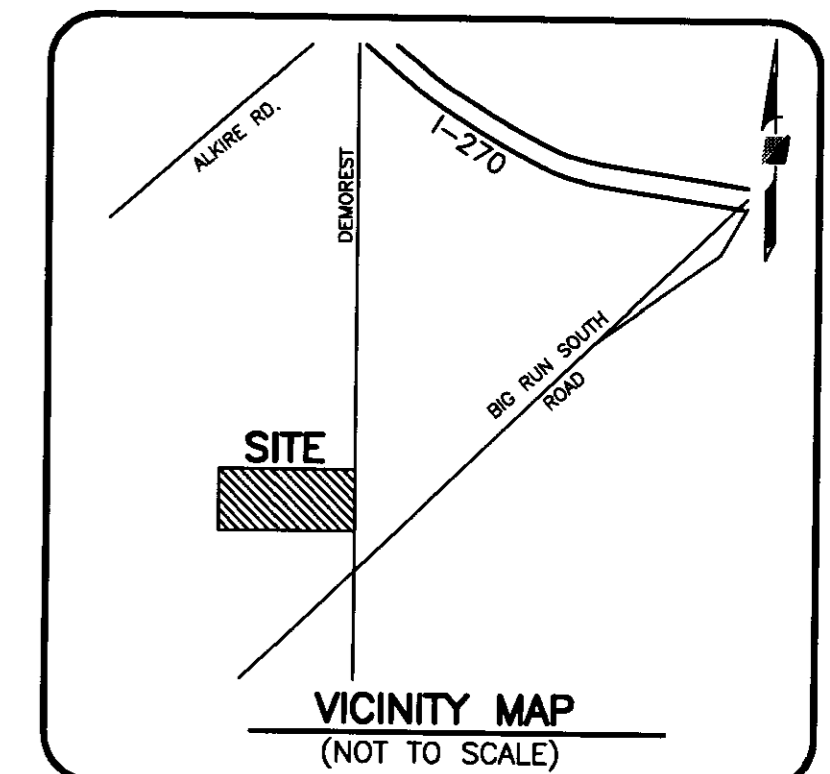
UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



**32.416 ACRES GROSS
-0.765 ACRES R/W
31.651 ACRES NET**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	01°47'38"	5620.41	175.97	S 01°28'39" E	175.96
C2	17°07'23"	1432.69	428.17	S 17°06'10" E	426.58

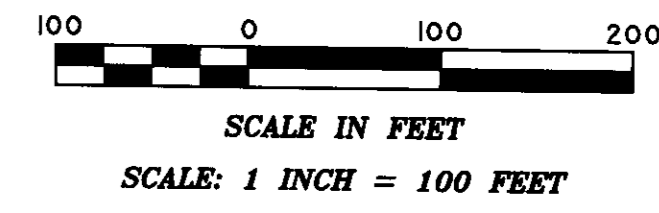


LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ◆ PKNF PK NAIL FOUND
- CMF CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- STONE FOUND
- ★ COSS COTTON GIN SPIKE SET
- ⊕ LIGHT POLE
- ⊖ POWER POLE
- ⊙ GUY WIRE
- ⊙ GUY POLE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC MANHOLE
- ⊕ COMBINATION POLE
- ⊕ CATCH BASIN
- ⊕ STORM MANHOLE
- ⊕ CURB INLET
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEAN OUT
- ⊕ TRAFFIC MANHOLE
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ TRAFFIC POLE
- ⊕ GAS MARKER
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ GAS TAP
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE POLE
- ⊕ CABLE T.V. PEDESTAL
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ WATER VALVE
- ⊕ WATER TAP
- ⊕ WATER METER
- ⊕ WATER METER PIT
- ⊕ FIRE HYDRANT
- ⊕ DOWNSPOUT
- ⊕ TEST BORE
- ⊕ BENCHMARK
- ⊕ RAILROAD STOP BLOCK
- ⊕ MONITOR WELL
- STM — STORM SEWER LINE
- SAN — SANITARY SEWER LINE
- GAS — GAS LINE
- WA — WATER LINE
- U.G.T. — UNDERGROUND TELEPHONE LINE
- U.G.E. — UNDERGROUND ELECTRIC LINE
- O.H. — OVERHEAD UTILITY LINE
- E — OVERHEAD ELECTRIC LINE

RECEIVED
JAN 05 2004
Franklin County Engineer
Dean C. Ringle, P.E.

**ALTA/ACSM LAND TITLE SURVEY OF
32.416 ACRES
LYING IN
VIRGINIA MILITARY SURVEY NO. 1388
PARTLY IN CITY OF GROVE CITY AND PARTLY IN CITY OF COLUMBUS,
COUNTY OF FRANKLIN, STATE OF OHIO**



PREPARED BY:
R.D.Zande & Associates
1297 DUBLIN ROAD
COLUMBUS, OHIO 43215

CERTIFICATION:
TO: DOMINION HOMES, INC., TITLE FIRST AGENCY OF OHIO, LTD, DON H. WEYGANDT, EILEEN V. WEYGANDT AND THELMA M. DOERING

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THIS 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."

R. D. ZANDE & ASSOCIATES, INC.
JEFFREY D. HOFIUS
REGISTERED SURVEYOR NO. 7455

