

# ALTA/ACSM LAND TITLE SURVEY FOR 0.813 ACRE

## SECTION 25, TOWNSHIP 11, RANGE 21

### CONGRESS LANDS

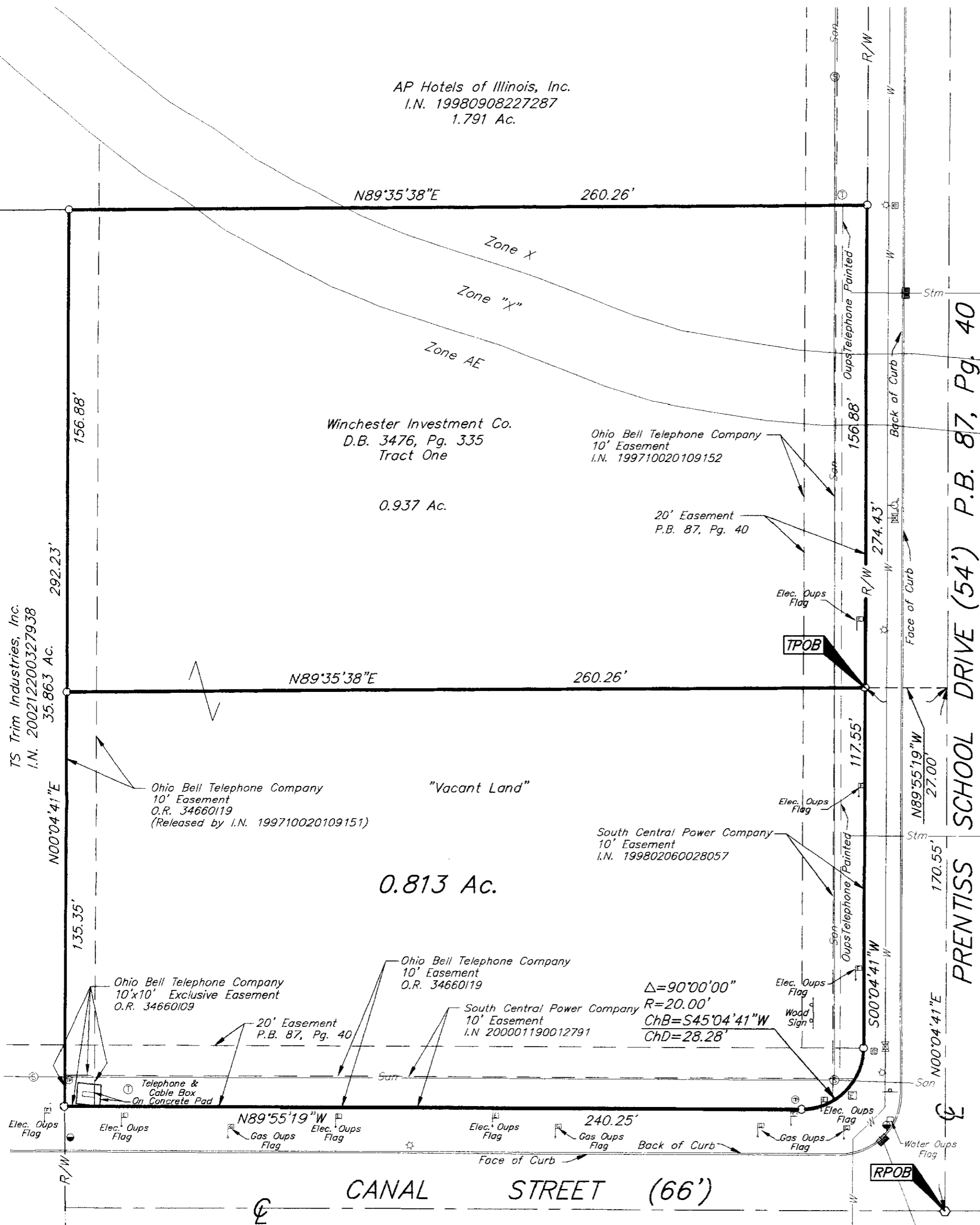
VILLAGE OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO

RECEIVED

AUG 20 2003

Franklin County Engineer  
Dean C. Ringle, PE., PS.

LEGEND	
	= Sanitary Manhole
	= Storm Manhole
	= Curb Inlet
	= Sign
	= Light pole
	= Electric Pull Box
	= Electric Transformer
	= Gas Marker Post
	= Telephone Marker Post
	= Telephone Manhole
	= Water Valve
	= Fire Hydrant



#### LEGAL DESCRIPTION

0.813 ACRE

Situated in the State of Ohio, County of Franklin, Village of Canal Winchester, Section 25, Township 11, Range 21, Congress Lands and being part of the remainder of Tract One as shown in the deed to Winchester Investment Co. of record in Deed Book 3476, Page 335 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at a mag nail set marking the centerline intersection of Canal Street with Prentiss School Drive as shown on Plat Book 87, Page 40;

thence North 00° 04' 41" East, with the centerline of said Prentiss School Drive, a distance of 170.55 feet;

thence North 89° 55' 19" West, leaving said centerline, a distance of 27.00 feet to an iron pin set in the westerly right-of-way line for said Prentiss School Drive, the True Point of Beginning;

thence with said westerly right-of-way line, the following courses:

South 00° 04' 41" West, a distance of 117.55 feet to an iron pin set at a point of curvature;

with a curve to the right, having a central angle of 90° 00' 00" and a radius of 20.00 feet, a chord bearing and chord distance of South 45° 04' 41" West, 28.28 feet to an iron pin set at a point of tangency, in the northerly right-of-way line for said Canal Street;

thence North 89° 55' 19" West, with said northerly right-of-way line, a distance of 240.25 feet to an iron pin set in an easterly line of that 35.863 acre tract conveyed to TS Trim Industries, Inc. of record in Instrument Number 200212200327938;

thence North 00° 04' 41" East, with said easterly line, a distance of 135.35 feet to an iron pin set;

thence North 89° 35' 38" East, across said Tract One, a distance of 260.26 feet to the True Point of Beginning and containing 0.813 acre, more or less.

The following items are not located on the subject parcel:

I.N. 200007030130618 (Storm Sewer Easement)

I.N. 200012110249710 (Electric Easement)

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

The subject parcel is located within the area described by the following:

I.N. 199710020109153 (Agreement to Restrict Use of Real Property: Exhibits A & C)

I.N. 199911040277838 (Declaration of Covenants and Easement: Exhibit A)

I.N. 200007030130616 (Declaration of Covenants and Restrictions: Exhibit B)

I.N. 200301280027936 (Limited Warranty Deed with restrictions: Exhibits A, B & C)

According to the Federal Emergency Management Agency's Flood Insurance Map (dated July 16, 1997), the subject parcel shown hereon lies within Zone AE (100-year flood: base flood elevations determined), Community Panel No. 39049C0377 H.

#### 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. 75177311)

To: Newton Oldacre McDonald, LLC, Title First Agency, Inc. & 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 included items 1, 3, 4, 8, & 11a 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.

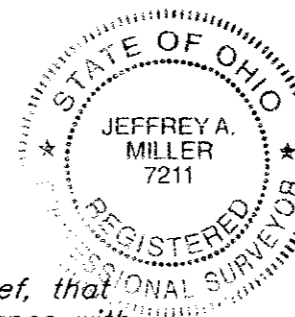
- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.

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



GRAPHIC SCALE (IN FEET)

BASIS OF BEARINGS: Bearings are based on the North 00°04'41" East for the centerline of Prentiss School Drive as shown on that plat entitled "Canal Street," Gender Road and Prentiss School Drive Dedication and Easements of record in Plat Book 87, Page 40.



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

SCALE: 1" = 30'

JULY 31, 2003

By Jeffrey A. Miller 8-20-03  
Professional Surveyor No. 7211