

RECEIVED

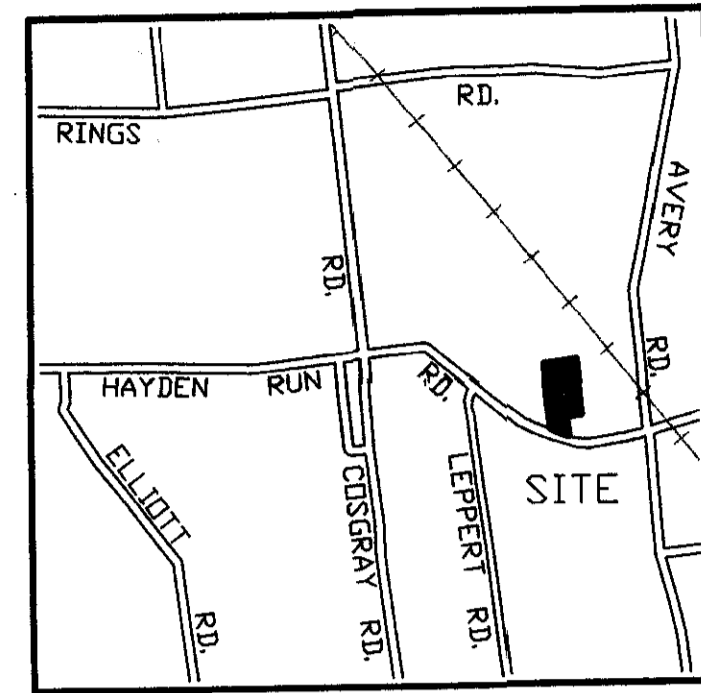
NOV 15 2004

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

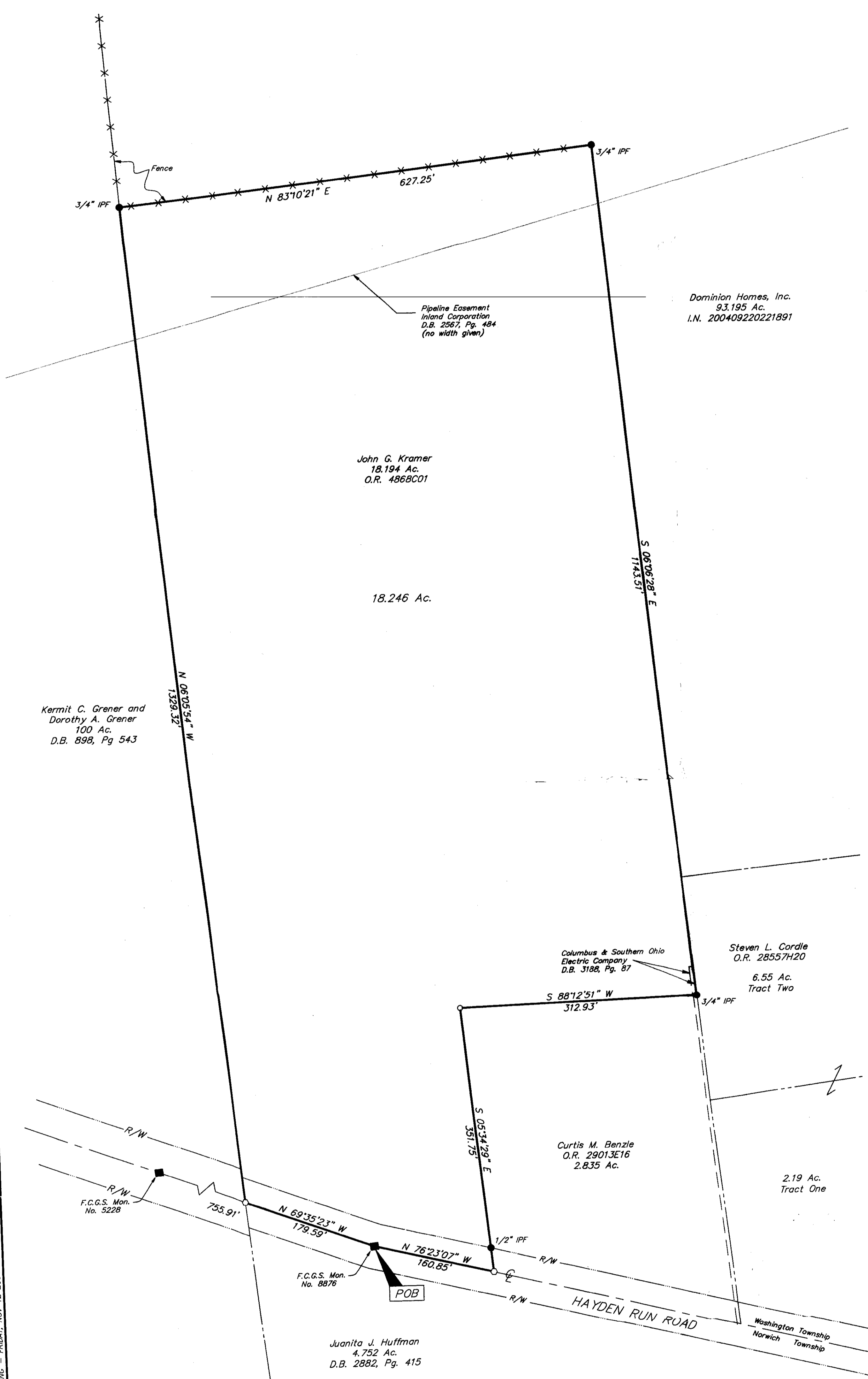
ALTA/ACSM LAND TITLE SURVEY

VIRGINIA MILITARY SURVEY No. 3453

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



LOCATION MAP
NOT TO SCALE



18.246 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Number 3453, being the remainder of the 18.3 acre tract conveyed to John G. Kramer by deed of record in Official Record 4868C01, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at Franklin County Geodetic Survey Monument No. 8876, and being referenced by Franklin County Geodetic Survey Monument No. 5228 at a bearing and distance of South 69° 35' 23" East 755.91 feet, at an angle point in the centerline of Hayden Run Road;

Thence North 69° 35' 23" West, a distance of 179.59 feet, along said centerline and said common line, to a magnetic nail set in the easterly line of the 100 acre tract conveyed to Kermit C. and Dorothy A. Grener by deed of record in Deed Book 898 Page 543, at a corner common to said 18.3 acre tract and the 4.752 acre tract conveyed to Juanita J. Huffman by deed of record in Deed Book 2882 Page 415;

Thence North 06° 05' 54" West, a distance of 1329.32 feet, along the line common to said 18.3 and 100 acre tracts, to a 9" iron pin found at a corner common to said 18.3 acre tract and the 93.195 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200409220221891;

Thence North 83° 10' 21" East, a distance of 627.25 feet, along the line common to said 18.3 and 93.195 acre tracts, to a 9" iron pin found at a corner common to said 18.3 and 93.195 acre tracts;

Thence South 06° 06' 28" East, a distance of 1143.51 feet, along an easterly line of said 18.3 acre tract, and along the westerly lines of said 93.195 acre tract and the 6.55 acre tract conveyed to Steven L. Cordle by deed of record in Official Record 28557H20, to a 9" iron pin found at the northeasterly corner of the 2.835 acre tract conveyed to Curtis M. Benzle by deed of record in Official Record 29013E16;

Thence South 88° 12' 51" West, a distance of 312.93 feet, along a line common to said 18.3 and 2.835 acre tracts, to an iron pin set;

Thence South 05° 34' 29" East, a distance of 351.75 feet, (passing an iron pin found at 319.99 feet) along a line common to said 18.3 and 2.835 acre tracts, to a magnetic nail set in aforesaid centerline of Hayden Run Road;

Thence North 76° 23' 07" West, a distance of 160.85 feet, along said centerline, to the Point of Beginning. Containing 18.246 acres of land, more or less.

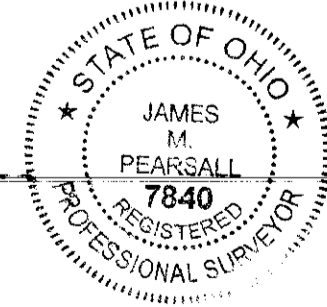
The following items are in reference to Title Commitment No. 2004100142 issued by Chicago Title Insurance Company with an effective date of October 29, 2004 at 7:00 A.M.

- Easement to Ohio Midland Light and Power Company by deed of record in Deed Book 1240, Page 425 is located on the subject parcel and is not plottable.
- Easement to The Ohio Telephone and Telegraph Company by deed of record in Deed Book 3036, Page 163 is located on the subject parcel and is not plottable.
- Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 3188, Page 87 is located on the subject parcel and is shown hereon.
- Easement to Columbus Southern Power by deed of record in Instrument Number 199709300106065 is not located on the subject parcel.
- Easement to Sinclair Refining Company by deed of record in Deed Book 1064, Page 327 (assigned to Ohio River Pipe Line Company in Assignments and Releases Volume 190, Page 451) is located on the subject parcel and is shown hereon.

CERTIFICATION: Commitment No. 2004100142

To: John G. Kramer, The Falls at Hayden Run, Ltd., KeyBank National Association, Chicago Title Insurance Company, and Connor Land Title Agency, Ltd.

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, 8, 11a & 13 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 Positional Tolerance.



By *James R. Pearsall* 11/15/04
Professional Surveyor No. 7840

- = 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

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

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.

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of FCGS monument Nos. 8876 and 2221, having a bearing of North 88° 53' 20" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0116 G.

EVANS, MECHWART, HAMBLETON & TILTON, INC.
ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
170 MILL STREET
GAHANNA, OHIO 43230
TELEPHONE (614) 471-5190
FACSIMILE (614) 471-6286

Date: November 4, 2004

Scale: 1" = 80'

Job No: 2004-0086

Sheet: 1 of 1

REVISIONS		
MARK	DATE	DESCRIPTION