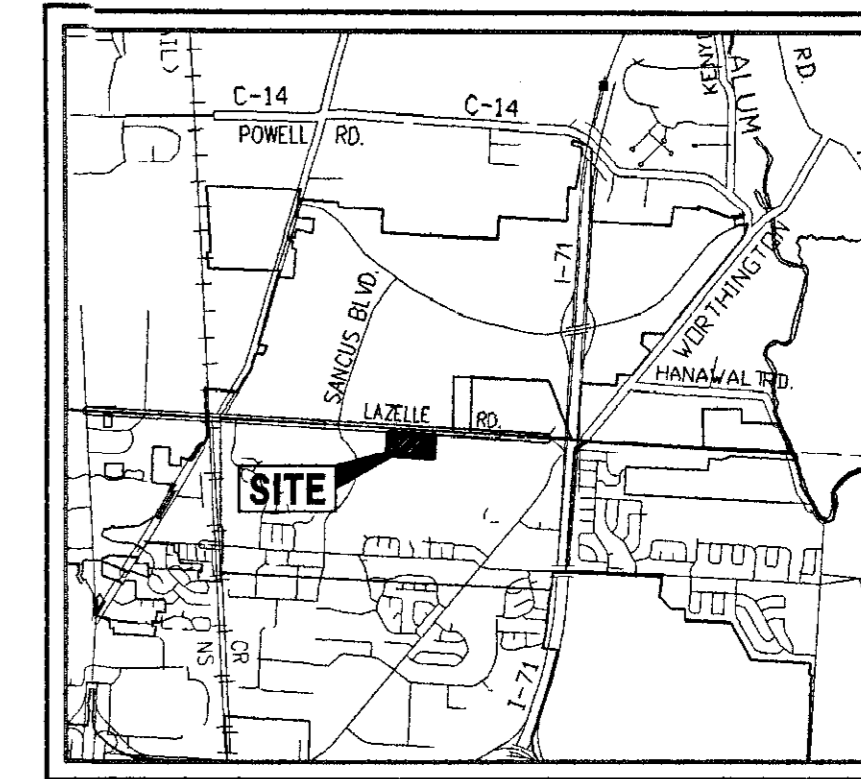


ALTA/ACSM SURVEY OF 9.540 ACRES

BEING LOCATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
BEING PART OF FARM LOT 10, SECTION 1, TOWNSHIP 2, RANGE 18
UNITED STATES MILITARY LANDS

OCT 21 2004
Franklin County Engineer
Dean C. Ringle, P.E., P.S.



LOCATION MAP
SCALE: 1"=5000'

BASIS OF BEARINGS

BASIS OF BEARINGS IS S 86°37'37" E ON THE CENTERLINE OF LAZELLE ROAD, STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, BASED ON GPS OBSERVATIONS USING FRANKLIN COUNTY GEODETIC MONUMENTS IDENTIFIED AS 'FCGS 4451' AND 'FCGS 0015' OF THE FRANKLIN COUNTY GEODETIC SURVEY.

FLOOD DESIGNATION

SUBJECT PROPERTY LIES WITHIN ZONE "X", AN AREA DESIGNATED AS OUTSIDE THE 500 YEAR FLOODPLAIN, AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM, COMMUNITY PANEL NO. 39049C0063G, AN UNPRINTED PANEL AND CONFIRMED BY FLOODPLAIN COORDINATOR, DEPARTMENT OF DEVELOPMENT, CITY OF COLUMBUS, OHIO (PAUL FREEDMAN) AS OF THE DATE OF THIS SURVEY.

CURRENT ZONING

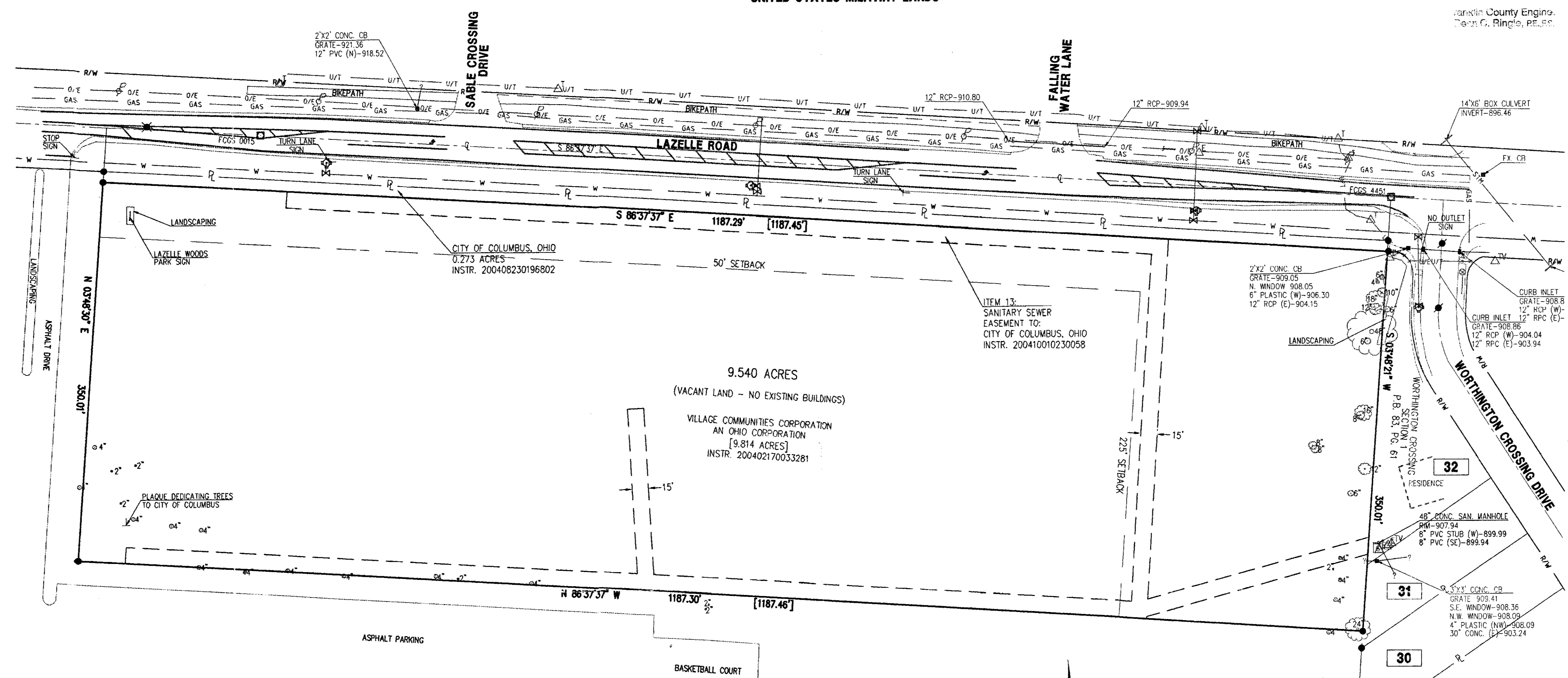
ZONING DISTRICT: L-AR-12

SETBACKS

AS SHOWN HEREON OR AS APPROVED FOR DEVELOPMENT FOR THIS SITE.

NOTE

UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MARKINGS (BY O.U.P.S.) AND AVAILABLE RECORDS AND AS SUCH, SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.



DESCRIPTION OF RECORD

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN FARM LOT 10 IN SECTION 1, TOWNSHIP 2, RANGE 18, UNITED STATES MILITARY LANDS, CONTAINING 9.540 ACRES OF LAND, MORE OR LESS, SAID 9.540 ACRES BEING OUT OF THAT 39.152 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT A IN THE DEED TO THE BOARD OF EDUCATION OF THE WORTHINGTON CITY SCHOOL DISTRICT, OF RECORD IN OFFICIAL RECORD 11152819, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 9.540 ACRE AREA OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN ALUMINUM DISK SET IN CONCRETE IN THE CENTERLINE OF LAZELLE ROAD (FRANKLIN COUNTY MONUMENT NO. FCOS 4451) AT THE NORTHEASTLY CORNER OF THAT 1.194 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE CITY OF COLUMBUS, OF RECORD IN OFFICIAL RECORD 085594, THE SAME BEING THE NORTHEASTLY CORNER OF THAT 2.097 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE CITY OF COLUMBUS, OF RECORD IN DEED BOOK 3764, PAGE 804, BOTH BEING OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID MONUMENT BEING IN THE NORTHERLY OF SAID FRANKLIN COUNTY AND IN THE SOUTHERLY LINE OF DELAWARE COUNTY, THE NORTHERLY LINE OF SAID FARM LOT 10, SAID REFERENCE POINT OF BEGINNING ALSO BEING LOCATED S-87°02'00"E, A DISTANCE OF 1044.57 FEET FROM AN ALUMINUM DISK SET IN CONCRETE IN THE CENTERLINE OF SAID LAZELLE ROAD (FRANKLIN COUNTY MONUMENT NO. 0015); THENCE, FROM SAID REFERENCE POINT OF BEGINNING, S-32°58'58"W, WITH AN EASTERLY LINE OF SAID 1.194 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 2.097 ACRE TRACT, A DISTANCE OF 40.00 FEET TO A 3/4-INCH (I.D.) IRON PIPE AT THE TRUE POINT OF BEGINNING AT THE SOUTHEASTLY CORNER OF SAID 1.194 ACRE TRACT, THE SAME BEING THE SOUTHWESTLY CORNER OF SAID 2.097 ACRE TRACT, SAID IRON PIPE ALSO BEING THE NORTHEASTLY CORNER OF SAID 39.152 ACRE TRACT AND THE NORTHEASTLY CORNER OF THAT 27.000 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT "A" IN THE DEED TO THE GRACE BRETHREN CHURCH OF COLUMBUS, OHIO OF RECORD IN OFFICIAL RECORD 23084604, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE, FROM SAID TRUE POINT OF BEGINNING, S-32°58'58"W, WITH THE EASTERLY LINE OF SAID 39.152 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 27.000 ACRE TRACT, A DISTANCE OF 350.01 FEET TO A 3/4-INCH (I.D.) IRON PIPE;

THENCE N-87°02'00"W, PARALLEL WITH AND 400.00 FEET SOUTHERLY FROM, AS MEASURED AT RIGHT ANGLES, THE CENTERLINE OF SAID LAZELLE ROAD, A DISTANCE OF 1187.46 FEET TO A 3/4-INCH (I.D.) IRON PIPE;

THENCE N-32°4'02"E, PARALLEL WITH AND 100.00 FEET EASTERLY FROM, AS MEASURED AT RIGHT ANGLES, THE WESTERLY LINE OF SAID 39.152 ACRE TRACT, A DISTANCE OF 350.01 FEET TO A 3/4-INCH (I.D.) IRON PIPE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LAZELLE ROAD, THE SAME BEING IN THE NORTHERLY LINE OF SAID 39.152 ACRE TRACT, SAID IRON PIPE ALSO BEING IN THE SOUTHERLY LINE OF SAID 1.194 ACRE TRACT;

THENCE S-87°02'00"E, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LAZELLE ROAD, WITH THE NORTHERLY LINE OF SAID 39.152 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 1.194 ACRE TRACT, THE SAME BEING PARALLEL WITH AND 40.00 FEET SOUTHERLY FROM, AS MEASURED AT RIGHT ANGLES, THE CENTERLINE OF SAID LAZELLE ROAD, A DISTANCE OF 1187.45 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 9.540 ACRES OF LAND, MORE OR LESS.

SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS, IF ANY, OF PREVIOUS RECORD.

WE HEREBY STATE THAT THE FOREGOING DESCRIPTION WAS PREPARED FROM INFORMATION OBTAINED FROM VARIOUS FIELD SURVEYS CONDUCTED BY BAUER, DAVIDSON & MERCHANT, INC. BEGINNING IN THE SPRING OF 1978 AND EXTENDING INTO JUNE OF 1994.

ALL OF THE SURVEY MARKERS NOTED IN THE FOREGOING DESCRIPTION WERE IN PLACE IN JUNE OF 1994.

THE BEARINGS GIVEN IN THE FOREGOING DESCRIPTION CORRESPOND TO THE BEARING SHOWN ON THE RECORDED PLAT OF SANCUS BOULEVARD AND PARK ROAD DEDICATION AND EASEMENTS, OF RECORD IN PLAT BOOK 71, PAGE 95, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

DESCRIPTION OF SURVEYED AREA

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING LOCATED IN PART OF FARM LOT 10 OF SECTION 1, TOWNSHIP 2, RANGE 18, UNITED STATES MILITARY LANDS, BEING PART OF A 9.814 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO VILLAGE COMMUNITIES CORPORATION, AN OHIO CORPORATION, RECORDED INSTRUMENT NUMBER 200402170033281 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT, BEING KNOWN AS FCOS 4451, FOUND IN THE CENTERLINE OF LAZELLE ROAD, SAID MONUMENT ALSO BEING THE NORTHWEST CORNER OF WORTHINGTON CROSSING SUBDIVISION SECTION 1 RECORDED IN PLAT BOOK 83, PAGE 81 AND ALSO THE NORTHEAST CORNER OF A 1.194 ACRE TRACT OF LAND DESCRIBED IN DEED TO CITY OF COLUMBUS RECORDED OFFICIAL RECORD VOLUME 08559, PAGE 119;

THENCE, SOUTH 03°48'21" WEST, WITH THE WEST LINE OF SAID WORTHINGTON CROSSING SECTION 1 AND THE EAST LINE OF SAID 1.194 ACRE TRACT AND THE EAST LINE OF A 0.273 ACRE TRACT OF LAND DESCRIBED IN DEED TO CITY OF COLUMBUS, OHIO RECORDED INSTRUMENT NUMBER 200408230196802, (PASSING A 5/8" IRON PIN FOUND AT 40.00 FEET), IN ALL, A DISTANCE OF 500.00 FEET TO THE SOUTHEAST CORNER OF SAID 0.273 ACRE TRACT AND THE TRUE POINT OF BEGINNING, HEREIN, A 5/8" IRON PIN FOUND BEARS NORTH 81°43'02" EAST AT 0.87 FEET;

THENCE, SOUTH 03°48'21" WEST, CONTINUE WITH THE WEST LINE OF SAID WORTHINGTON CROSSING SECTION 1, A DISTANCE OF 350.01 FEET TO A 5/8" IRON PIN FOUND ON THE NORTH LINE OF A 39.152 ACRE TRACT OF LAND DESCRIBED IN DEED TO CITY OF COLUMBUS RECORDED OFFICIAL RECORD VOLUME 28345, PAGE 614;

THENCE, NORTH 86°37'37" WEST, WITH THE NORTH LINE OF SAID 39.152 ACRE TRACT, A DISTANCE OF 1187.30 FEET TO A 5/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 9.814 ACRE TRACT;

THENCE, NORTH 03°48'30" EAST, WITH AN EASTERLY LINE OF SAID 39.152 ACRE TRACT, A DISTANCE OF 350.01 FEET TO A 5/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 0.273 ACRE TRACT;

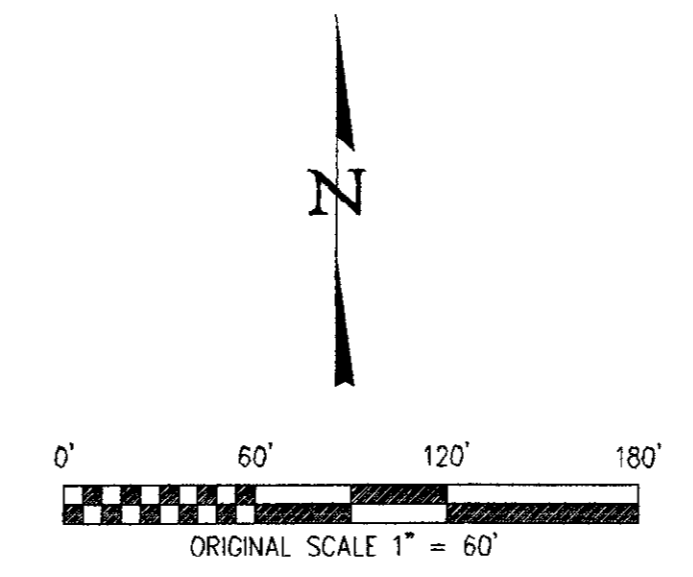
THENCE, SOUTH 86°37'37" EAST, WITH THE SOUTH LINE OF SAID 0.273 ACRE TRACT, ALSO BEING THE SOUTH LINE OF LAZELLE ROAD, A DISTANCE OF 1187.29 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 9.540 ACRES OF LAND, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

BASIS OF BEARINGS IS SOUTH 86°37'37" EAST ON THE CENTERLINE OF LAZELLE ROAD, STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, BASED ON GPS OBSERVATIONS USING FRANKLIN COUNTY GEODETIC MONUMENTS IDENTIFIED AS 'FCGS 4451' AND 'FCGS 0015' OF THE FRANKLIN COUNTY GEODETIC SURVEY.



**EASEMENTS FROM THE TALON GROUP TITLE INSURANCE COMPANY
COMMITMENT NO. 956881, SCHEDULE B - SECTION II,
EFFECTIVE DATE: OCTOBER 12, 2004 AT 7:29 A.M.**

- ITEM: 9 NO WORK HAS BEEN PERFORMED NOR MATERIALS FURNISHED TO SUBJECT PREMISES AS OF THE DATE OF THIS SURVEY.
- ITEM: 11 EASEMENT GRANTED TO CITY OF COLUMBUS, OHIO, DISCLOSED BY INSTRUMENT RECORDED IN O.R.V. 7355, PAGE D13. **DOES NOT AFFECT SUBJECT PROPERTY**
- ITEM: 13 DEED OF EASEMENT TO CITY OF COLUMBUS, OHIO DISCLOSED BY INSTRUMENT NO. 200410010230058. **AFFECTS SUBJECT PROPERTY - AS SHOWN**

LEGEND

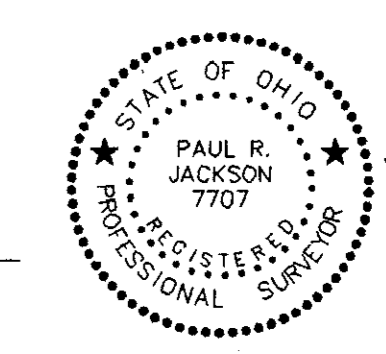
- = SIGN
- = FIRE HYDRANT
- = STORM CURB INLET
- = UNDERGROUND TELEPHONE
- = STORM CATCH BASIN
- = UNDERGROUND ELECTRIC
- = POWER POLE
- = OVERHEAD ELECTRIC
- = TELEPHONE PEDESTAL
- = GAS LINE
- = STORM LINE
- = RIGHT-OF-WAY LINE
- = GAS VALVE
- = WATER METER
- = WATER VALVE
- = ELECTRIC METER
- = SURVEYOR'S NAIL FOUND
- = IRON PIN FOUND
- = CONCRETE MONUMENT
- 4921 = LOT NUMBER

C:\Client\Triangle Communities\04-103-03\SURVEY\OFFICE\ALTA-FINL.dwg, ALTA-22X34, 10/13/2004 11:12:33 AM

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

FLOYD BROWNE ASSOCIATES, INC.
FBA INC.
DATE OCTOBER 13, 2004
JOB NO. 04-103-03
CADD FILE ALTA-FINL.dwg
APPROVED

ALTA/ACSM LAND TITLE SURVEY
FOR
VILLAGE COMMUNITIES CORPORATION
9.540 ACRES
CITY OF COLUMBUS,
FRANKLIN COUNTY, OHIO



PAUL R. JACKSON, P.S.
PROFESSIONAL SURVEYOR NO. 7707

10/13/04
DATE

1 OF 1