

ALTA/ACSM LAND TITLE SURVEY

QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 17

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

RECEIVED

MAY 31 2005

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

1.256 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 2, Range 17, United States Military Lands, being all of the remainder of an original 2.192 acres conveyed to Creative Housing 1/Bretton Woods, Inc. by deed of record in Instrument: 200412160285073 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning, for Reference, at Franklin County Geodetic Survey Monument No. 5064, at the intersection of the centerline of Cleveland Avenue and the centerline of Bretton Woods Drive (60 feet wide), as dedicated in Plat Book 49, Page 48;

The following courses and distances with the centerline of said Bretton Woods Drive:

South 85°07'49" East, a distance of 60.00 feet, to a point of curvature;

With the arc of curve to the right, having a central angle of 24°07'39", a radius of 435.00 feet, an arc length of 183.18, a chord which bears South 73°04'00" East and a chord distance of 181.83 feet, to a point on said curve;

Thence North 28°59'50" East, a distance of 30.00 feet, across the right-of-way of said Bretton Woods Drive, to an iron pin set in the northerly right-of-way of said Bretton Woods Drive at the southeasterly corner of a 0.934 acre tract conveyed to DONDEAL, Inc by deed of record in Official Record 6773 E15, also being the TRUE POINT OF BEGINNING;

Thence North 04°52'11" East, a distance of 223.71 feet, with the easterly line of said 0.934 acre tract, to a 3/4-inch iron pipe found in the southerly line of the Blendon Addition Subdivision, a subdivision of record in Plat Book 7, Page 410, at the northeasterly corner of said 0.934 acre tract;

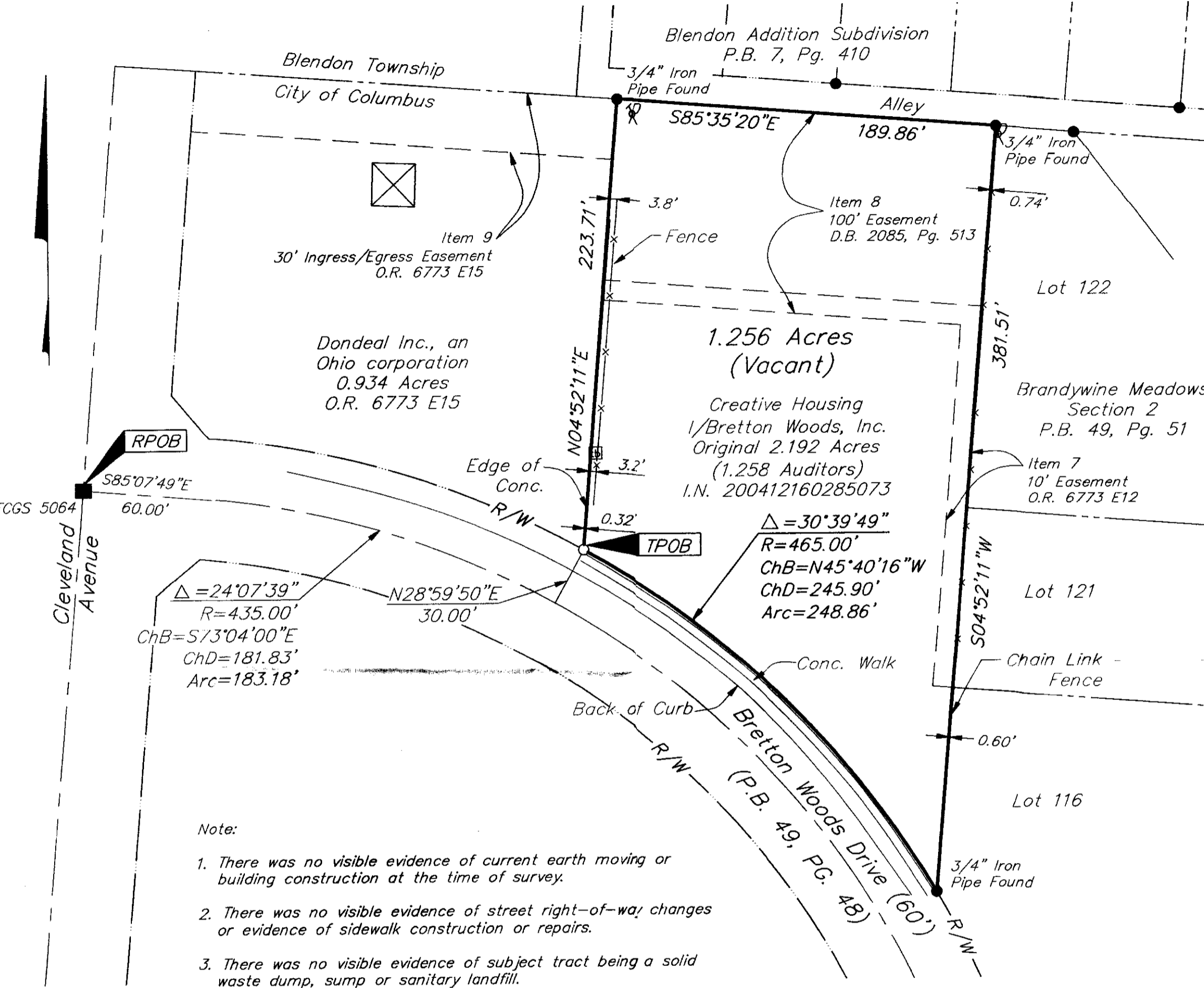
Thence South 85°35'20" East, a distance of 189.86 feet, with the southerly line of said Blendon Addition, to a 3/4-inch iron pipe found at the northwesterly corner of Brandywine Meadows Section 2, a subdivision of record in Plat Book 49, Page 51;

Thence South 04°52'11" West, a distance of 381.51 feet, with the westerly line of said Brandywine Meadows Section 2, to a 3/4-inch iron pipe found in the northerly right-of-way line of said Bretton Woods Drive;

With the arc of a curve to the left, having a central angle of 30°39'49", a radius of 465.00 feet, an arc length of 248.86 feet, a chord which bears North 45°40'16" West and a chord distance of 245.90 feet, to the TRUE POINT OF BEGINNING. Containing 1.256 acres of land more or less.

Zoning Note:
The subject tract is classified PUD8 Multi-Family

BASIS OF BEARINGS:
Bearings for this description are based on the bearing for the centerline of Bretton Woods Drive, South 85°07'49" East, as contained in and dedicated by the Brandywine Meadows Subdivision, a subdivision of record in Plat Book 49, Page 48.



- 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.

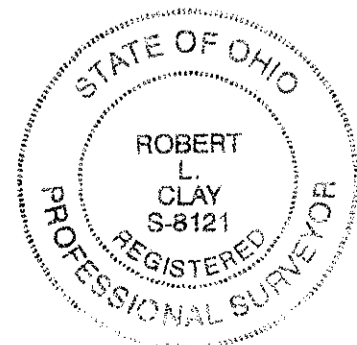
UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

FEMA Note:
According to the Federal Emergency Management Agency's Flood Insurance Map, Community Panel No. 39049C0155 G (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain).

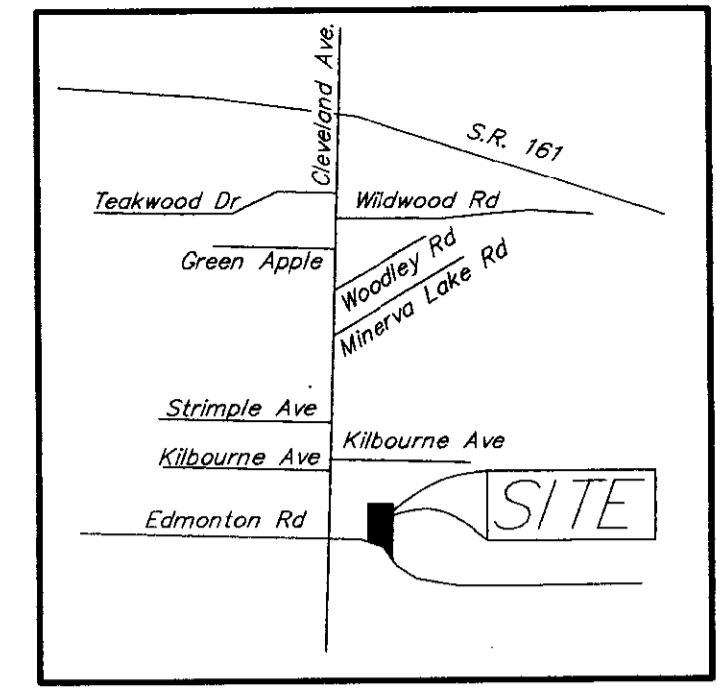
CERTIFICATION: Commitment No. 10711A

To Creative Housing 1/Bretton Woods, Inc. an Ohio Non Profit Corporation, Secretary of Housing and Urban Development, its successors and/or assigns, & Commonwealth Land 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 Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 2, 3, 4, 6(a), 7, 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 Positional Tolerance.



By: *Robert L. Clay* May 25, 2005
Professional Surveyor No. 8121



LOCATION MAP
NOT TO SCALE

Schedule B Items from Title Commitment No. 10711A issued by Commonwealth Land Title Insurance Company with an effective date of April 28, 2005 at 7:00 A.M.

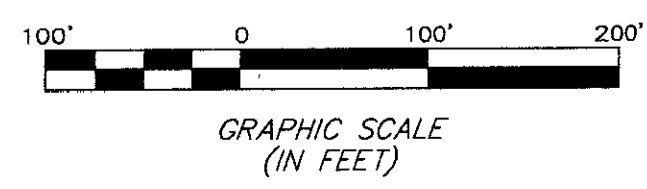
- Item 8 10' Easement to City of Columbus by deed of record in Official Record 6773 E12 is located on the subject tract as shown hereon.
- Item 9 100' Easement to C. & S.O.E. Co. by deed of record in Deed Book 2085, Page 513 is located on the subject tract as shown hereon.
- Item 10 30' Ingress/Egress Easement to Dondeal, Inc. by deed of record in Official Record 6773 E15 is NOT located on the subject parcel.

UTILITY LEGEND	
	= Electric Tower
	= Utility Pole
	= Telephone Booth/or Drive-Up
	= Fence
	= Centerline
	= Right of Way Line

- = 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 13/16" I.D. iron pipe with cap inscribed EMHT INC

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

 ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS EVANS, MECHWART, HAMBLETON & TILTON, INC. 170 MILL STREET GAHANNA, OHIO 43230 TELEPHONE (614) 471-5150 FACSIMILE (614) 471-9286	Date: May 25, 2005	
	Scale: 1" = 100'	
	Job No: 2005-1096	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION



I:\CADD\DATA1\PROJECT\20051096\DWG\51096AS.DWG<18X24 LANDSCAPE> - NO XREFS - LAST SAVED BY THEBB [5/23/2005 4:30:34 PM] - PLOTTED BY THEBB [5/23/2005 4:30:38 PM]