

ALTA/ACSM LAND TITLE SURVEY

SURVEY NOS. 2442, 5745 & 6839

VIRGINIA MILITARY SURVEY

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

24.584 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Nos. 2442, 5745, and 6839, being all of the 1,228 acre tract conveyed to Gary L. Northup and Florene Williamson by deed of record in Official Record 28457J01, the 0.940 acre tract conveyed to Gary L. Northup and Florene Williamson by deed of record in Official Record 33997A01, the remainder of the original 1,200 acre tract conveyed to Carter's Mobile Home Court by deed of record in Instrument Number 199802030023622, Parcels I, II, III, and IV as conveyed to Carter's Mobile Home Court by deed of record in Official Record 6976H14, the 6.946 acre tract of record in Instrument Number 200001120008554, the 2.216 acre tract conveyed to Carter's Mobile Home Court by deed of record in Instrument Number 200012130251730, and the 3.0131 acre tract conveyed to Carter's Mobile Home Court by deed of record in Instrument Number 200007170140760 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning at a point at the northeast corner of Parcel 480-W, as conveyed to the State of Ohio by deed of record in Deed Book 2942, Page 620, being 45.00 feet right of Sta. 120+10.00 as shown on Ohio Department of Transportation right-of-way plans for U.S. Route 62 (Harrisburg Pike), as referenced in FRA-270-6.09S, page 25 of 31, said point being an angle point in a southerly line of Parcel 480-W as conveyed to the State of Ohio by deed of record in Deed Book 2942, Page 620, at the northwesterly corner of said 1.228 acre tract and referenced by a 3/4 inch iron pipe found North 0.28 feet and East 0.04 feet;

Thence North 75° 46' 45" East, a distance of 40.15 feet, with the line common to said 1.228 acre tract and Parcel 480-W, to a point, referenced by a 3/4 inch iron pipe found North 0.22 feet and East 0.12 feet;

Thence with the lines common to said 1.228 acre, said 0.840 acre, remainder of said 1,200 acre, said Parcels II and IV, and said Parcel 480-W, the following courses and distances:

South 75° 27' 40" East, a distance of 178.43 feet, to an iron pin set at the right-of-way line intersection of said Hyde Road and Nedra Street;

South 17° 20' 15" West, a distance of 308.55 feet, to an iron pin set;

North 72° 39' 45" West, a distance of 97.18 feet, to an iron pin set;

South 32° 44' 25" West, a distance of 58.52 feet, to an iron pin set;

South 81° 19' 54" East, a distance of 107.77 feet, to an iron pin set;

South 32° 44' 25" West, a distance of 150.18 feet, to an iron pin set;

South 81° 19' 54" East, a distance of 507.99 feet, to an iron pin set in the westerly line of the subdivision entitled "Emersonia", of record in Plat Book 20, Page 42, referenced by a 3/4 inch iron pipe found South 1.67 feet and West 0.18 feet;

Thence South 13° 22' 51" West, a distance of 625.23 feet, with the line common to said Parcel II, 0.381 acre tract, 6.946 acre tract and "Emersonia", to an iron pin set at the northeasterly corner of the 0.201 acre tract conveyed as Parcel 51A-WD to the State of Ohio by deed of record in Deed Book 2795, Page 672;

Thence with the lines common to said 6.946 acre tract and Parcel 51A-WD, the following courses and distances:

North 85° 42' 02" West, a distance of 70.00 feet, to an iron pin set;

South 13° 23' 48" West, a distance of 126.40 feet, to an iron pin set in the northerly line of said 2.216 acre tract;

Thence South 85° 34' 42" East, a distance of 70.02 feet, with the line common to said 2.216 acre tract and Parcel 51A-WD, to a 3/4 inch iron pipe found in the westerly line of "Emersonia";

Thence South 13° 22' 51" West, a distance of 506.90 feet, with the line common to said 2.216 acre tract, right-of-way line of I-270;

Thence with said limited access right-of-way line, the following courses and distances:

North 64° 40' 28" West, a distance of 337.20 feet, to a point, referenced by a 3/4 inch iron pipe found South 1.24 feet and East 0.49 feet;

North 40° 40' 35" West, a distance of 278.21 feet, to a point, referenced by a 3/4 inch iron pipe found South 1.94 feet and East 0.45 feet;

North 12° 10' 35" East, a distance of 41.53 feet, to an iron pin set;

North 85° 43' 49" West, a distance of 35.00 feet, to a point, referenced by a 3/4 inch iron pipe found South 0.39 feet and East 1.50 feet;

North 38° 50' 46" West, a distance of 196.33 feet, to a point, referenced by a 3/4 inch iron pipe found South 0.11 feet and West 0.31 feet;

North 38° 50' 46" West, a distance of 168.96 feet, to a 3/4 inch iron pipe found;

North 31° 01' 09" West, a distance of 122.33 feet, to a 3/4 inch iron pipe found;

North 10° 42' 24" East, a distance of 160.41 feet, to a 3/4 inch iron pipe found;

North 29° 50' 14" East, a distance of 45.79 feet, to an iron pin set;

North 01° 01' 11" East, a distance of 42.83 feet, to a point, referenced by a 3/4 inch iron pipe found North 0.09 feet and East 0.65 feet;

North 28° 33' 23" East, a distance of 99.29 feet, to a point, referenced by a 3/4 inch iron pipe found North 0.16 feet and East 0.14 feet;

North 35° 19' 37" East, a distance of 209.53 feet, to an iron pin set;

North 35° 19' 36" East, a distance of 79.24 feet, to a point, referenced by a 3/4 inch iron pipe found North 0.38 feet;

North 35° 19' 36" East, a distance of 153.43 feet, to an iron pin set;

North 35° 24' 17" East, a distance of 153.54 feet, to a point, referenced by a 3/4 inch iron pipe found North 0.29 feet and East 0.04 feet;

North 33° 32' 36" East, a distance of 230.71 feet, to the POINT OF BEGINNING, containing 24.584 acres, more or less.

Schedule B Items from Title Commitment No. 20050290 issued by Stewart Title Guaranty Company with an effective date of April 8, 2005 at 7:59 A.M.

Parcel 010-254182-00
- 30' Waterline Easement to the Village of Grove City, Ohio, by deed of record in Deed Book 1981, Page 161, is NOT located on the subject tract.

- Perpetual Roadway Easement of record in Official Record 34497B15 is NOT located on the subject tract.

Parcel 010-254183-00
- Easement for Highway Purposes to State of Ohio by deed of record in Deed Book 2942, Page 620, is NOT located on the subject tract.

- 30' Waterline Easement to the Village of Grove City, Ohio, by deed of record in Deed Book 1995, Page 400, is NOT located on the subject tract.

- Gas Line Easement to Columbia Gas of Ohio, Inc. by deed of record in Deed Book 2823, Page 409, is located on the subject tract and is to be within 3' of the Limited Access Right-of-Way line.

- 10' Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2804, Page 416, is NOT located on the subject tract.

- 10' Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2821, Page 138, is located on the subject tract as shown hereon.

Parcel 010-254184-00
- Perpetual Roadway Easement of record in Official Record 7856B20 is NOT located on the subject tract.

- No easements are recorded in the Certificate of Transfer of record in Deed Book 1994, Page 588.

- 10' Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2821, Page 134, is located on the subject tract as shown hereon.

- 12' Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2809, Page 27, is NOT located on the subject tract.

- Perpetual Roadway Easement of record in Official Record 34497B15 is the same easement as referenced in Official Record 7856B20 and is NOT located on the subject tract.

Parcel 010-254185-00
- Parcel is located in the area described in Right of Way to Columbia Gas of Ohio, Inc. by deed of record in Official Record 341120.

- No easements are recorded in the Warranty Deed to State of Ohio of record in Deed Book 2822, Page 679.

- 30' Waterline Easement to Village of Grove City, Ohio, by deed of record in Deed Book 1976, Page 561, is NOT located on the subject tract.

Parcel 010-254186-00
- Blanket Gas Line Easement to Columbia Gas of Ohio, Inc. by deed of record in Deed Book 2823, Page 408, is located on the subject tract and is not plottable.

- 10' Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2821, Page 136, is located on the subject tract as shown hereon.

- Gas Line Easement to Columbia Gas of Ohio, Inc. by deed of record in Deed Book 2823, Page 407, is located on the subject tract and is to be within 3' of the Limited Access Right-of-Way line.

Parcel 010-254187-00
- 12' Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2809, Page 23, is information received.

- D.B. 2378, Pg. 255 is not a valid reference.

- 10' Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1860, Page 288, is located on the subject tract as shown hereon.

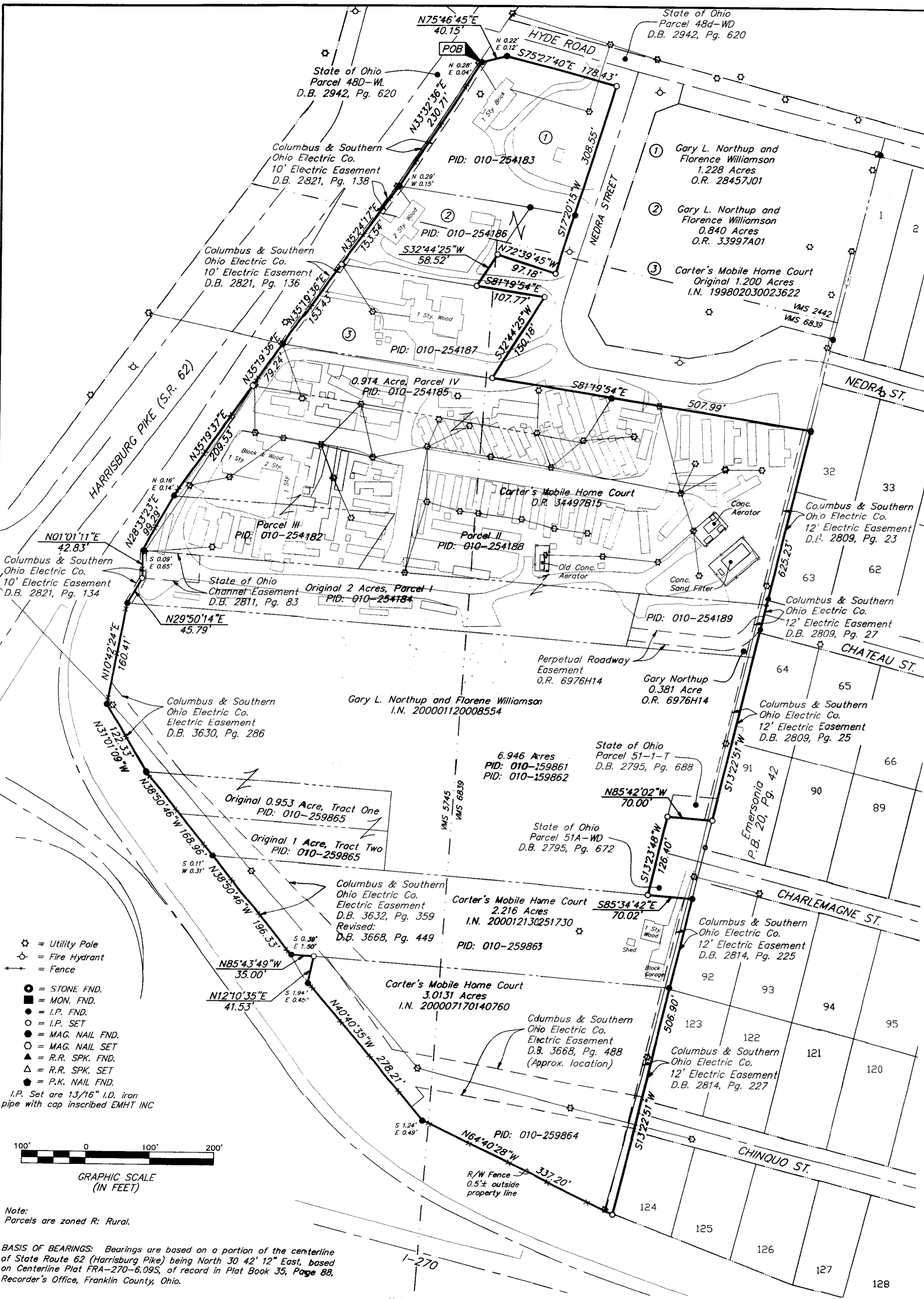
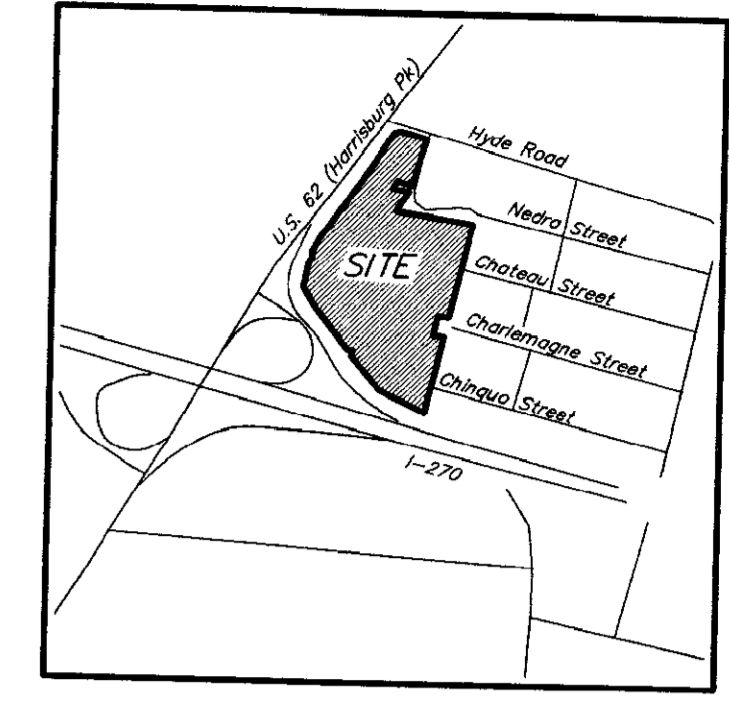
- 30' Waterline Easement to Village of Grove City, Ohio, by deed of record in Deed Book 1976, Page 542, is NOT located on the subject tract.

- Gas Line Easement to Columbia Gas of Ohio, Inc. by deed of record in Deed Book 2823, Page 410, is located on the subject tract and is to be within 3' of the Limited Access Right-of-Way line.

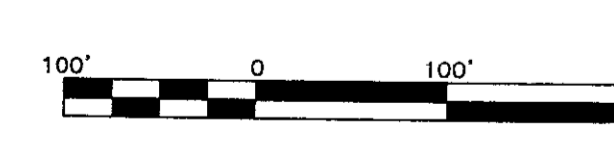
- Parcel is located in the area described in Right of Entry Agreement of record in Official Record 7139C08.

- Parcel is located in the area described in Right of Way to Columbia Gas of Ohio, Inc. by deed of record in Official Record 341120.

- Perpetual Roadway Easement of record in Official Record 34497B15 is NOT located on the subject tract.



- = 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.
 - = P.K. NAIL SET
- I.P. Set are 1 3/16" I.D. iron pipe with cap inscribed EMHT INC.



Note: Parcels are zoned R: Rural.

BASIS OF BEARINGS: Bearings are based on a portion of the centerline of State Route 62 (Harrisburg Pike) being North 30° 42' 12" East, based on Centerline Plat FRA-270-6.09S, of record in Plat Book 35, Page 88, Recorder's Office, Franklin County, Ohio.

UTILITY STATEMENT: The utilities and buildings shown hereon have been shown based on the Franklin County Geographic Information System.

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. 39049C0239G and 39049C0240G.

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

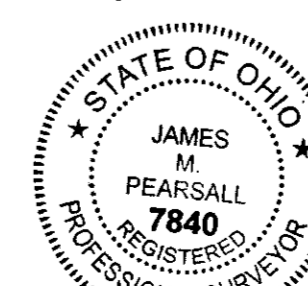
- Note:
1. There was no visible evidence of current earth moving or building construction at the time of survey.
 2. There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
 3. There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.

Note: Buildings located hereon are mobile homes unless otherwise noted.

CERTIFICATION: Commitment No. 20050290

To: Turbau, LLC, Gary Northup, Gary L. Northup and Florene Williamson, Carter's Mobile Home Court, an Ohio general partnership, Stewart Title Guaranty Company, and Christopher Land Title, Inc.

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 & 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 M. Pearson*
Professional Surveyor No. 7840

RECEIVED

JUN 26 2005
Stewart Title Guaranty
Dean C. Ringler, President

Date: May 26, 2005		
Scale: 1" = 100'		
Job No: 2005-1028		
Sheet: 1 of 1		
REVISIONS		
MARK	DATE	DESCRIPTION