

9.889 Acres

# ALTA/ACSM LAND TITLE SURVEY

## SECTION 15, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16

### UNITED STATES MILITARY LANDS

#### CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Quarter Township 2, Township 2, Range 16, United States Military Lands, and being part of the 24.416 acre tract conveyed to Townsend Construction Company by deed of record in Instrument Number 200311040353155, and all of the remainder of the original 58.950 acre tract conveyed to Townsend Construction Company by deed of record in Instrument Number 200309030279901, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 1207, in the centerline of Warner Road, being a common corner of the 2.062 acre tract conveyed to Judith D. DeCenzo by deed of record in Official Record 15655A03 and of the 2.273 acre tract conveyed to Michael L. & Patsy L. Parker by deed of record in Official Record 1399D05;

Thence North 03° 15' 40" East, a distance of 527.48 feet, with the line common to said 2.062 and 2.273 acre tracts, to an iron pin set at the common corner of said 2.062 and 2.416 acre tracts, being the TRUE POINT OF BEGINNING;

Thence North 03° 15' 40" East, a distance of 132.38 feet, with the line common to said 2.416 and 2.273 acre tracts, to a 3/4" iron pipe found at a common corner of said 2.416 and 2.273 acre tracts, and the remainder of said original 58.950 acre tract;

Thence North 86° 27' 50" West, a distance of 294.88 feet, with a southerly line of the remainder of said original 58.950 acre tract, and the northerly lines of said 2.273 acre tract and the 3.727 acre tract conveyed to James R. Henry by deed of record in Instrument Number 200405060103891, to an iron pin set at a common corner of the remainder of said original 58.950 acre tract and the remainder of the original 60.492 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200311040353155;

Thence North 03° 33' 54" East, a distance of 350.00 feet, with the line common to the remainder of said original 58.950 acre tract and the remainder of said original 60.492 acre tract, to an iron pin set;

Thence South 86° 27' 50" East, a distance of 986.18 feet, partly with the northerly lines of the remainder of said original 58.950 acre tract and 2.416 acre tract, and a southerly line of the remainder of said original 60.492 acre tract, and partly across said 2.416 acre tract, to an iron pin set at a point on a curve in the proposed westerly right-of-way line of Hamilton Road;

Thence with said curve to the right, having a central angle of 04° 02' 53" and a radius of 5940.00 feet, an arc length of 419.67 feet, and a chord which bears South 06° 43' 01" West, a chord distance of 419.58 feet, with said proposed westerly right-of-way line, to an iron pin set at a point of reverse curvature;

Thence with said curve to the left, having a central angle of 00° 35' 25" and a radius of 6060.00 feet, an arc length of 62.42 feet, and a chord which bears South 08° 26' 45" West, a chord distance of 62.42 feet, continuing with said proposed westerly right-of-way line, to an iron pin set in the northerly line of the 2.070 acre tract conveyed to Boomer LandCo LLC by deed of record in Instrument Number 200006260125716;

Thence North 86° 34' 20" West, a distance of 662.22 feet, (passing a 5/8" iron rebar found at 322.09 feet and a 3/4" iron pipe found at 502.03 feet), with the southerly line of the remainder of said original 58.950 acre tract, and the northerly lines of said 2.070 acre tract, the 2.056 acre tract conveyed to Boomer LandCo LLC by deed of record in Instrument Number 200006260125715, the 2.063 acre tract conveyed to Boomer LandCo LLC by deed of record in Instrument Number 200008100161163, and said 2.062 acre tract to the TRUE POINT OF BEGINNING, containing 9.889 acres of land, more or less.

**BASE OF BEARINGS:** Bearings are based on the Ohio State Coordinate System, NAD83. Control for bearings was derived, using Global Positioning System procedures and equipment, from coordinates for FCGS monuments 8824 & 8825, having a bearing of North 86° 29' 28" West, as established by the Franklin County Engineering Department.

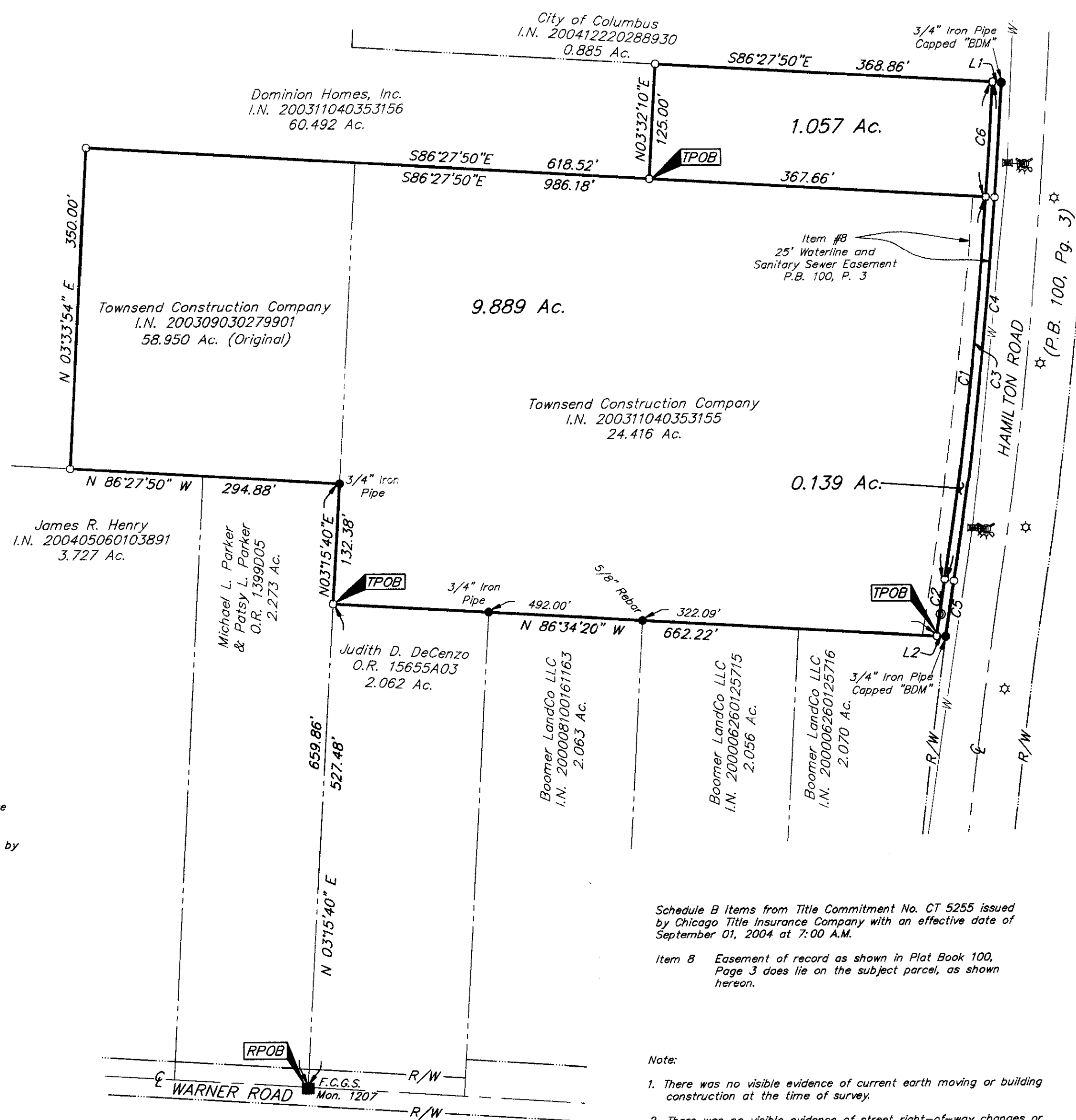
**UTILITY STATEMENT:**

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.

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

According to the Federal Emergency Management Agency's Flood Insurance Map, Community Panel No. 39049C0180 G (dated August, 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500 year flood plain).



LOCATION MAP  
NOT TO SCALE

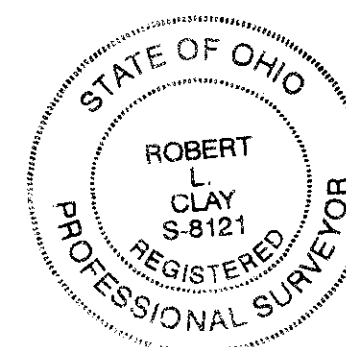
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°27'50"E	10.00'
L2	N86°34'20"W	10.03'

CURVE TABLE					
CURVE	DELTA	RADIUS	L	CH BRG	CH
C1	04°02'53"	5940.00'	419.67'	S06°43'01"W	419.58'
C2	00°35'25"	6060.00'	62.42'	S08°26'45"W	62.42'
C3	05°15'14"	5940.00'	544.68'	N06°06'50"E	544.48'
C4	05°15'14"	5950.00'	545.58'	S06°06'50"W	545.39'
C5	00°34'56"	6050.00'	61.49'	S08°26'59"W	61.49'
C6	01°12'21"	5940.00'	125.01'	S04°05'24"W	125.01'

CERTIFICATION: Commitment No. CT 5255

To: Portrait Homes-Ohio, LLC, Portrait Homes-The Townes at West Albany, LLC, & Chicago 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, 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: *Robert L. Clay* February 3, 2005  
Professional Surveyor No. 8121

Schedule B Items from Title Commitment No. CT 5255 issued by Chicago Title Insurance Company with an effective date of September 01, 2004 at 7:00 A.M.

Item 8 Easement of record as shown in Plat Book 100, Page 3 does lie on the subject parcel, as shown hereon.

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

UTILITY LEGEND	
☆ = Light Pole	⊙ = Storm Manhole
⊕ = Fire Hydrant	— W — = Water Line
⊞ = Water Valve	

<p>EVANS, MECHWART, HAMBLETON &amp; TILTON, INC. 170 MILL STREET GAHANNA, OHIO 43230 TELEPHONE (614) 471-5150 FACSIMILE (614) 471-9286</p>	Date: February 3, 2005	
	Scale: 1" = 100'	
	Job No: 2005-0231	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

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