

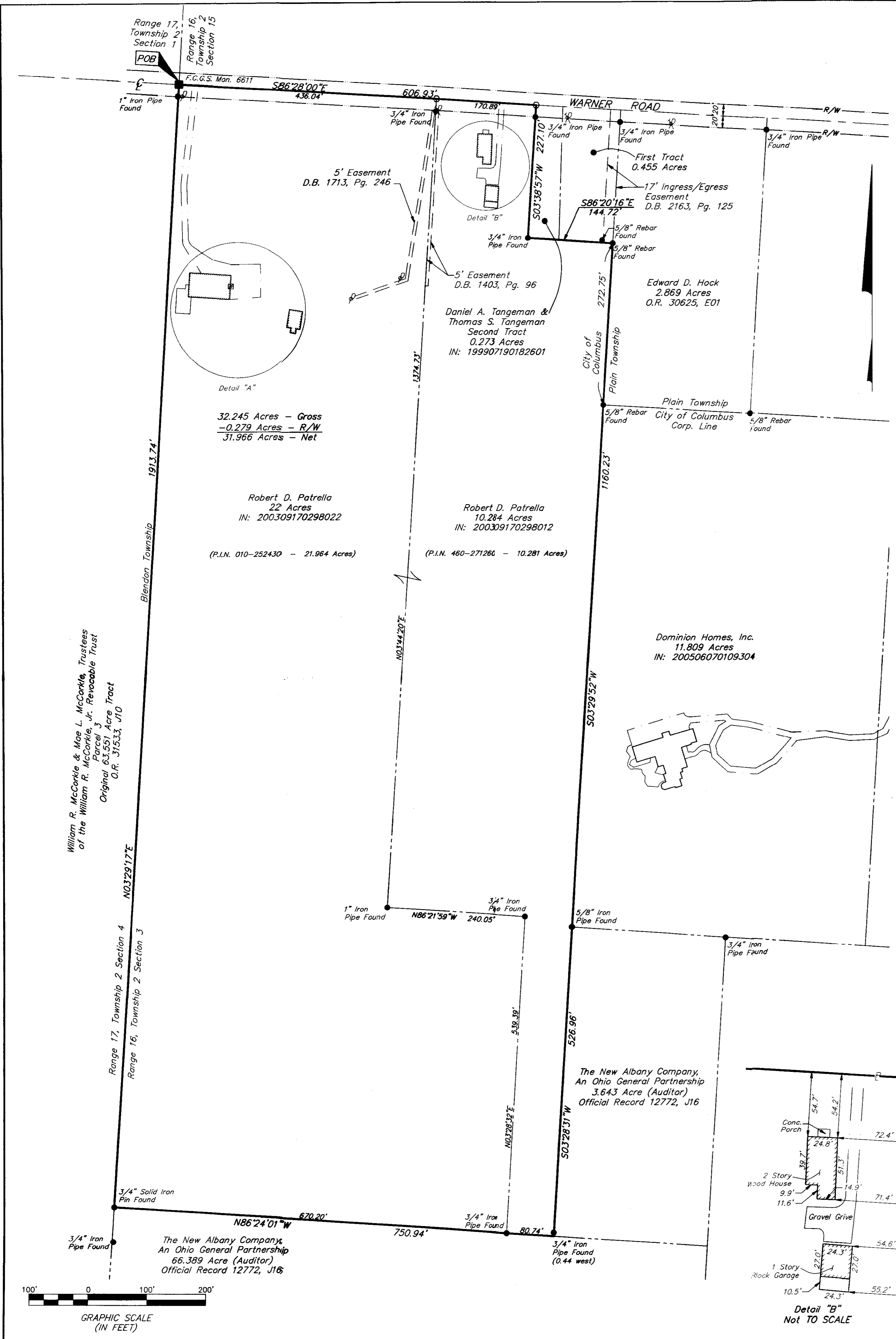
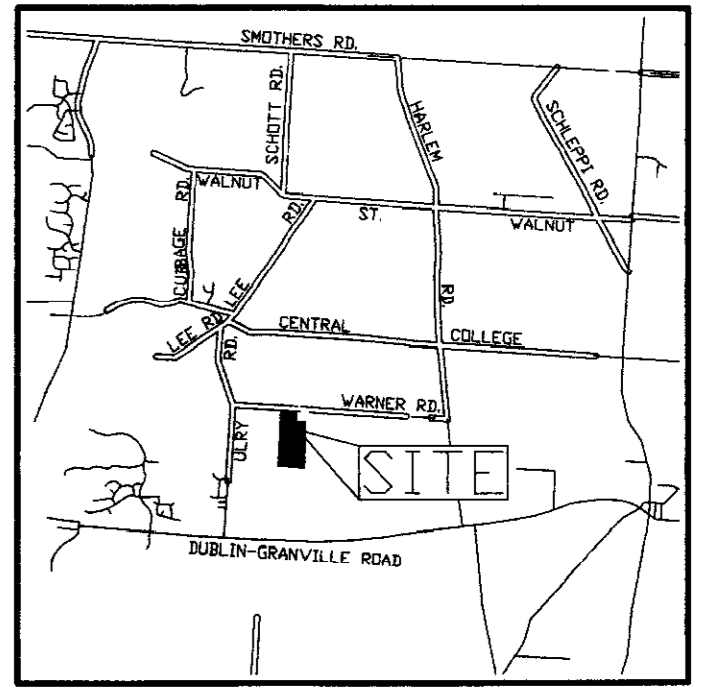
ALTA/ACSM LAND TITLE SURVEY

SECTION 3, TOWNSHIP 2, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

RECEIVED
JUN 30 2005
Franklin County Engineer
Dawn C. Ringler, P.E., P.S.



32.245 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 3, Township 2, Range 16, United States Military Lands, being all of a 10.284 acre tract conveyed to Robert D. Patrella by deed of record in Instrument: 200309170298012 and a 22 acre tract conveyed to Robert D. Patrella by deed of record in Instrument: 20030917028022 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING, at a Franklin County Geodetic Survey Monument No. 6611 in the centerline of Warner Road (Township Road 130 - 40 feet wide) and the line common to said Plain Township and Blendon Township, said monument also being the common corner of Range 17, Township 2, Sections 1 and 4 and Range 16, Township 2, Sections 3 and 15:

Thence South 86°28'00" East, a distance of 606.93 feet, with the centerline of said Warner Road, to a magnetic nail set at the northwesterly corner of a 0.273 acre tract (Second Tract) conveyed to Daniel A. Tangeman and Thomas S. Tangeman by deed of record in Instrument: 199907190182601;

Thence South 03°38'57" West, a total distance of 227.10 feet (passing a 3/4-inch iron pipe found at a distance of 20.40 feet), leaving the centerline of said Warner Road and with the westerly line of said 0.273 acre tract to an iron pin set;

Thence South 86°20'16" East, a distance of 144.72 feet, with the line common to said 0.273 acre tract and a 0.455 acre tract (First Tract) conveyed to Daniel A. Tangeman and Thomas S. Tangeman by deed of record in Instrument: 199907190182601, to a 5/8-inch rebar found in the westerly line of a 2.869 acre tract conveyed to Edward D. Hock by deed of record in Official Record 30625, E01, said rebar also being the southeasterly corner of said 0.455 acre tract;

Thence South 03°29'52" West, a total distance of 1160.23 feet (passing a 5/8-inch rebar found at a distance of 272.75 feet, being the southwesterly corner of said 2.869 acre tract), with the line common to said 2.869 acre tract and an 11.809 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument: 200506070109304, to a 5/8-inch iron pipe found at the common corner of said 11.809 acre tract and a 3.643 acre tract (Auditor) conveyed to The New Albany Company by deed of record in Official Record 12772, J16;

Thence South 03°28'31" West, a total distance of 526.96 feet (passing a 3/4-inch iron pipe found at 521.18 feet, 0.44 West), with a westerly line of said 3.643 acre tract, to an iron pin set in the northerly line of a 66.389 acre tract (Auditor) conveyed to The New Albany Company by deed of record in Official Record 12772, J16, said iron pin also being the southwesterly corner of said 3.643 acre tract;

Thence North 86°24'01" West, a total distance of 750.94 feet (passing a 3/4-inch iron pipe found at 80.74 feet), with the northerly line of said 66.389 acre tract, to a 3/4-inch solid iron pin in the easterly line of an original 63.551 acre tract (Parcel 3) conveyed to William R. McCorkle and Mae L. McCorkle Trustees of the William R. McCorkle, Jr. Revocable Trust by deed of record in Official Record 31553, J10, said iron pin also being the northwesterly corner of said 66.389 acre tract;

Thence North 03°29'17" East, a total distance of 1913.74 feet (passing a 1-inch iron pipe at a distance of 1893.87 feet), with the easterly line of said 63.551 acre tract to the POINT OF BEGINNING. Containing 32.245 acres more or less, of which 0.279 acres lies within the existing right-of-way of Warner Road, 21.964 acres from Parcel Number: 010-252430 and 10.281 acres from Parcel Number: 460-271260.

Note:
Current zoning on the subject parcel is Rural District. (R)

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

- 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.

Schedule B Items from Title Commitment No. 120043067 issued by Stewart Title Guaranty Company with an effective date of June 6, 2005 at 7:00 A.M.

- Item 11 5' Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1713, Page 246 is located on the subject tract as shown hereon.
- Item 12 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1363, Page 256 is located within the right-of-way of Warner Road.
- Item 12 5' Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1403, Page 96 is located on the subject tract as shown hereon.
- Item 13 Parcel is located in the area described in a deed of record in Deed Book 2163, Page 125 is NOT located on the subject tract, but is shown.

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.

FLOOD NOTE:

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. 39049C0180 C.

BASIS OF BEARINGS:

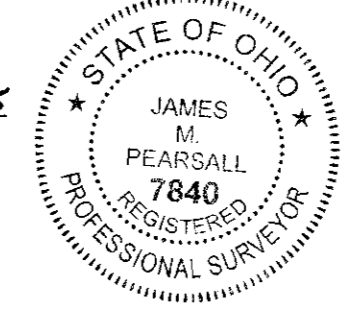
Bearings are based on the Ohio State Plane Coordinate System per NAD83. Control for bearings was from coordinates of monuments 8824 & 8825, having a bearing of North 86°29'28" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

CERTIFICATION: Commitment No. 120043067

To: Robert D. Patrella, Dominion Homes, Inc., an Ohio corporation and Stewart Title Guaranty 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, 7(a), 8, 10, 11(a), 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: *James M. Pearsall* 6/30/05
Professional Surveyor No. 7840



UTILITY LEGEND			
⊕	Guy Pole	⊠	Cable TV Pole
⊙	Flag Pole	⊗	Cable TV Marker Post
⊗	Utility Pole	⊠	Cable TV Pedestal
⊕	Power Pole	⊗	Telephone Pole
⊕	Yard Light	⊗	Telephone Marker Post
⊕	Parking Meters	⊠	Telephone Pedestal
⊕	Parking Meter	⊗	Telephone Booth/or Drive-Up
⊕	Air Condition Unit	⊗	Metal Traffic Signal Pole
⊕	Guy Wire w/Anchor	⊗	Wood Traffic Signal Pole
⊕	Light Pole	⊗	Traffic Lighting Control Box
⊕	Light Pedestal	⊗	Traffic Lighting Pull Box
⊕	Electric Marker Post	⊕	Sign
⊕	Electric Meter	⊕	Bollard
⊕	Electric Transformer	⊕	Mail Box
⊕	Electric Pedestal	⊕	Curb Inlet
⊕	Electric Tower	⊕	Catch Basin
⊕	Electric Outlet	⊕	Cleanout
⊕	Electric Pull Box	⊕	Sanitary Manhole
⊕	Electric Manhole	⊕	Storm Manhole
⊕	Gas Valve	⊕	Telephone Manhole
⊕	Gas Service	⊕	Fence
⊕	Gas Marker Post	⊕	Flowerrow
⊕	Gas Meter	⊕	Water Line
⊕	Gasoline Tank	⊕	Gas Line
⊕	Propane Tank	⊕	Storm Line
⊕	Fire Hydrant	⊕	Sanitary Line
⊕	Water Valve	⊕	Underground Electric
⊕	Water Service	⊕	Overhead Electric
⊕	Water Well	⊕	Underground Telephone
⊕	Water Meter	⊕	Overhead Telephone
⊕	Cistern	⊕	Cable TV
⊕	Sprinkler	⊕	Centerline
⊕	Sprinkler Control Box	⊕	Right of Way Line
⊕	Monitoring Well	⊕	Street Lighting
		⊕	Signal Wiring

Z = Landmark

11\COMD\741\SURVEY\PROJECT\20041463\DWG\41463AS.DWG\26X36 LANDSCAPE - NO XREFS - LAST SAVED BY THEBE [6/30/2005 10:34:53 AM] - PLOTTED BY THEBE [6/30/2005 10:34:53 AM]

<p>EVANS, MECHWART, HAMBLETON & TILTON, INC.</p> <p>170 MILL STREET COLUMBUS, OHIO 43260 TELEPHONE: (614) 471-5130 FACSIMILE: (614) 471-9396</p>	Date: September 9, 2004
	Scale: 1" = 100'
	Job No: 2004-1463
	Sheet: 1 of 1

REVISIONS		
MARK	DATE	DESCRIPTION
TNW	6/30/05	Updated Title Commitment