

ALTA/ACSM LAND TITLE SURVEY

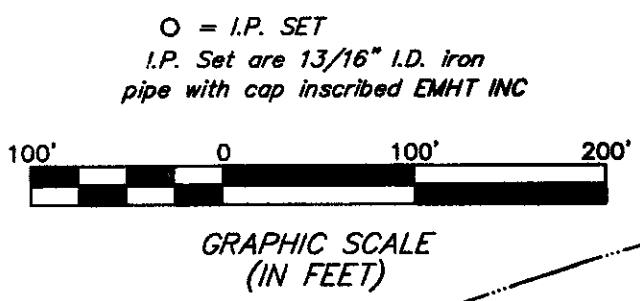
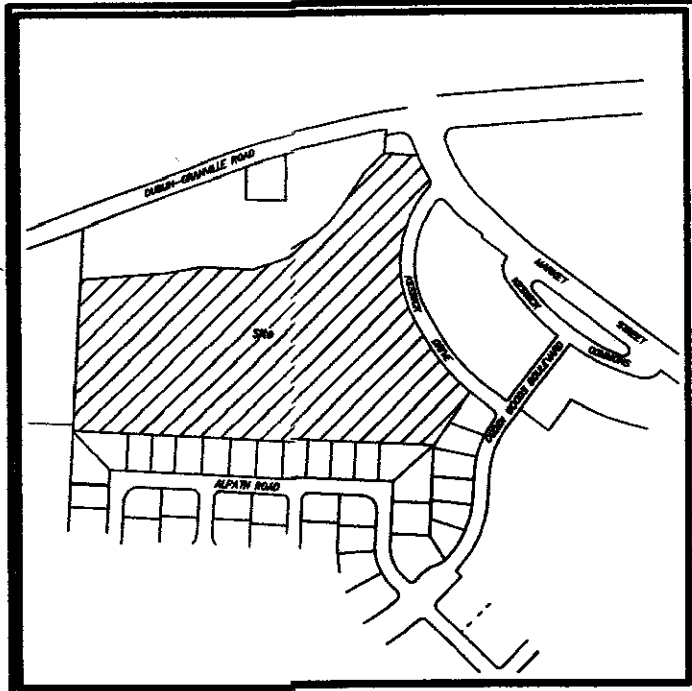
QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 16

UNITED STATES MILITARY LANDS

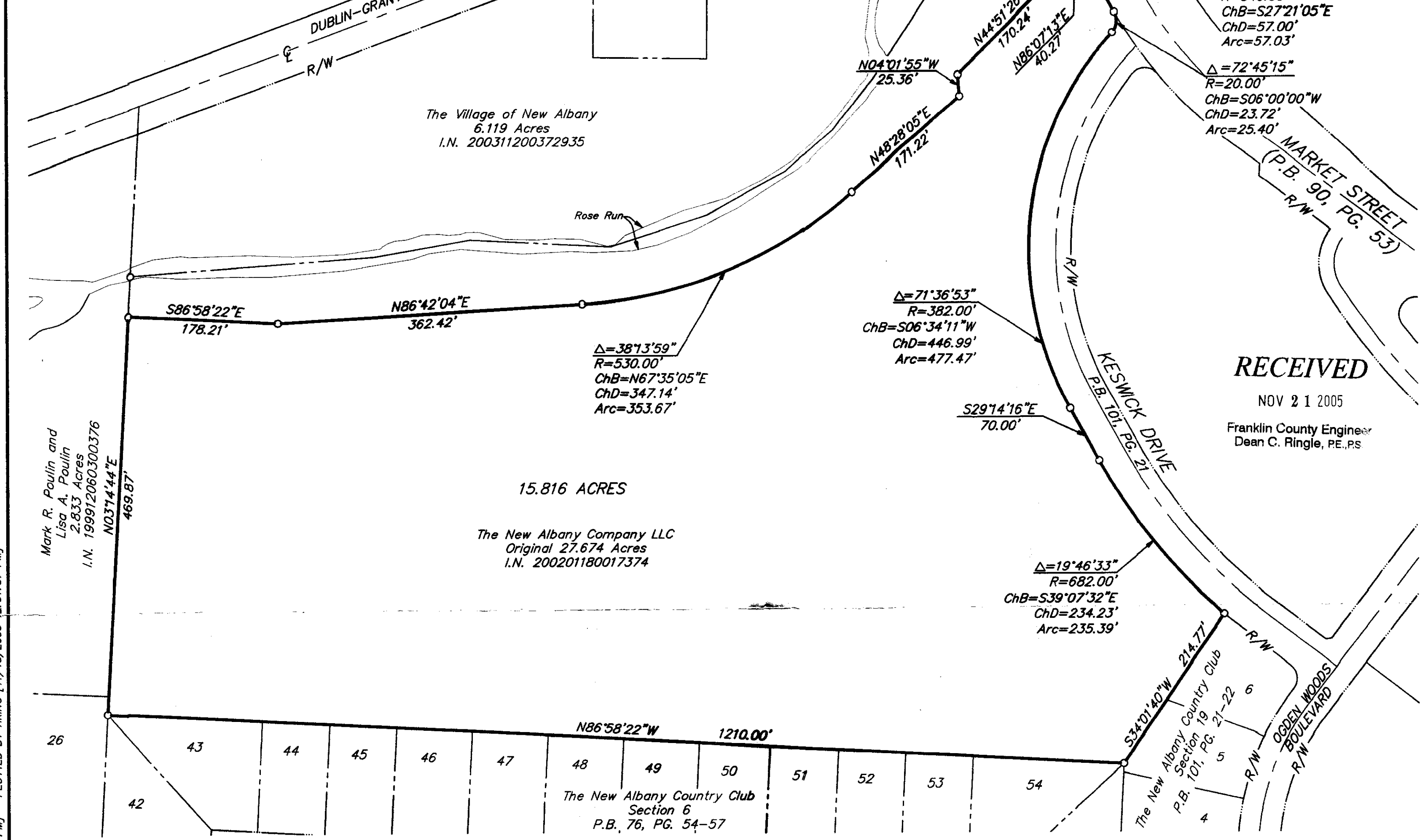
VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO

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

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



LOCATION MAP
NOT TO SCALE



Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Quarter Township 3, Township 2, Range 16, United States Military Lands, being part of the original 27.674 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 200201180017374, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for Reference, at the centerline intersection of Dublin-Granville Road and Market Street, of record in Plat Book 90, Page 53;

Thence with a curve to the left, having a central angle of 03° 20' 19", a radius of 1637.02 feet, an arc length of 95.38 feet, and a chord which bears South 82° 28' 34" West, a chord distance of 95.38 feet, to a point;

Thence South 05° 00' 15" West, a distance of 113.29 feet, across the right-of-way of said Dublin-Granville Road, with the easterly line of the 6.119 acre tract conveyed to The Village of New Albany by deed of record in Instrument Number 200311200372935 and the westerly line of the 0.151 acre tract conveyed to Village of New Albany, Ohio by deed of record in Instrument Number 199911050278774, to an iron pin set in at the common corner thereof;

Thence South 85° 41' 30" East, a distance of 112.70 feet, with the southerly line of said 0.151 acre tract, to an iron pin set in a curve in the westerly right-of-way line of said Market Street;

Thence with said curve to the left, having a central angle of 03° 34' 01", a radius of 540.00 feet, an arc length of 33.62 feet, and a chord which bears South 22° 32' 33" East, a chord distance of 33.61 feet, to an iron pin set, being the TRUE POINT OF BEGINNING;

Thence continuing with said curve to the left, having a central angle of 06° 03' 03", a radius of 540.00 feet, an arc length of 57.03 feet, and a chord which bears South 27° 21' 05" East, a chord distance of 57.00 feet, to an iron pin set at a point of reverse curvature, being in the westerly right-of-way line of Keswick Drive, of record in Plat Book 101, Page 21;

Thence with the westerly right-of-way line of said Keswick Drive, the following courses and distances:

With said curve to the right, having a central angle of 72° 45' 15", a radius of 20.00 feet, an arc length of 25.40 feet, and a chord which bears South 06° 00' 00" West, a chord distance of 23.72 feet, to an iron pin set at a point of reverse curvature;

With said curve to the left, having a central angle of 71° 36' 53", a radius of 382.00 feet, an arc length of 477.47 feet, and a chord which bears South 06° 34' 11" West, a chord distance of 446.99 feet, to an iron pin set at a point of tangency;

South 29° 14' 16" East, a distance of 70.00 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of 19° 46' 33", a radius of 682.00 feet, an arc length of 235.39 feet, and a chord which bears South 39° 07' 32" East, a chord distance of 234.23 feet, to an iron pin set at the northerly corner of Lot 6 of "The New Albany Country Club Section 19", a subdivision of record in Plat Book 101, Pages 21-22;

Thence South 34° 01' 40" West, a distance of 214.77 feet, with the northwesterly line of said "The New Albany Country Club Section 19", to an iron pin set at the northeasterly corner of "The New Albany Country Club Section 6", a subdivision of record in Plat Book 76, Pages 54-57;

Thence North 86° 58' 22" West, a distance of 1210.00 feet, with the northerly line of said "The New Albany Country Club Section 6", to an iron pin set;

Thence North 03° 14' 44" East, a distance of 469.87 feet, with an easterly line of said "The New Albany Country Club Section 6" and the easterly line of the 2.833 acre tract conveyed to Mark R. and Lisa A. Poulin by deed of record in Instrument Number 199912060300376, to an iron pin set;

Thence across said 27.674 acre tract, the following courses and distances:

South 86° 58' 22" East, a distance of 178.21 feet, to an iron pin set;

North 86° 42' 04" East, a distance of 362.42 feet, to an iron pin set at a point of curvature;

With said curve to the left, having a central angle of 38° 13' 59", a radius of 530.00 feet, an arc length of 353.67 feet, and a chord which bears North 67° 35' 05" East, a chord distance of 347.14 feet, to an iron pin set at a point of tangency;

North 48° 28' 05" East, a distance of 171.22 feet, to an iron pin set;

North 04° 01' 55" West, a distance of 25.36 feet, to an iron pin set;

North 44° 51' 26" East, a distance of 170.24 feet, to an iron pin set;

North 86° 07' 13" East, a distance of 40.27 feet, to the TRUE POINT OF BEGINNING, containing 15.816 acres, more or less.

Schedule B Items from Title Commitment No. 120052384 issued by Stewart Title Guaranty Company with an effective date of November 10, 2005 at 7:00 A.M.

Item 9 Blanket Easement to Northwestern Ohio Gas Company by deed of record in Miscellaneous Volume 9, Page 337, is NOT located on the subject tract.

Item 10 Blanket Easement to The Ohio Fuel Supply Company by deed of record in Miscellaneous Volume 9, Page 209, is NOT located on the subject tract.

Item 11 Blanket Easement to The North Western Ohio Natural Gas Company by deed of record in Deed Book 322, Page 146, assigned to Columbia Gas of Ohio by deed of record in Deed Book 2548, Page 90, is located on the subject tract.

Item 13 Subject tract is located in the area described in Declaration of Covenants and Restrictions by deed of record in Official Record 16999 004.

First Supplement Declaration of Covenants and Restrictions to The New Albany Company by deed of record in Official Record 17358 F16 is NOT located on the subject parcel.

Parcel is located in the area described in Acceptance by the New Albany Community Authority of the duties, responsibilities and benefits imposed and conferred on it by Declaration of Covenants and Restrictions to The New Albany Company by deed of record in Official Record 23377 F07.

Parcel is located in the area described in Designation of Successors Declarant by deed of record in Instrument Number 199810200268024.

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.

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including Frank 78 and Frank 178 and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83 (1986 Adjustment).

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. 39049C0180G.

CERTIFICATION: Commitment No. 120052384

To: The New Albany Company, LLC, a Delaware limited liability company, as successor in interest to The New Albany Company and the New Albany Company Limited Partnership, Duffy Homes, Inc. 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, 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 Uncertainties.



By: *Heather L. King* 11/18/05
Professional Surveyor No. 8307

EMHT		Date: November 18, 2005
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.4800		Scale: 1" = 100'
M C M X X V I		Job No: 2005-2193
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION