

ALTA/ACSM LAND TITLE SURVEY

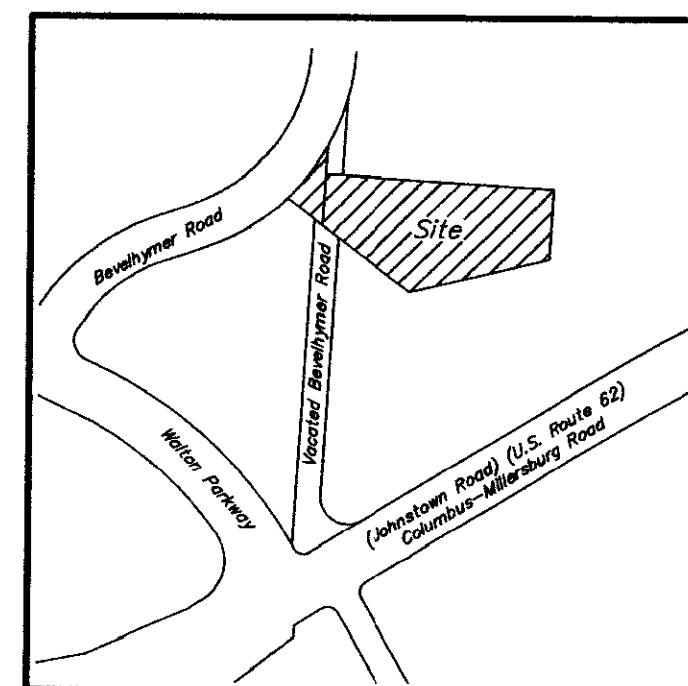
LOT 23, SECTION 12, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16

UNITED STATES MILITARY LANDS

VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO

RECEIVED

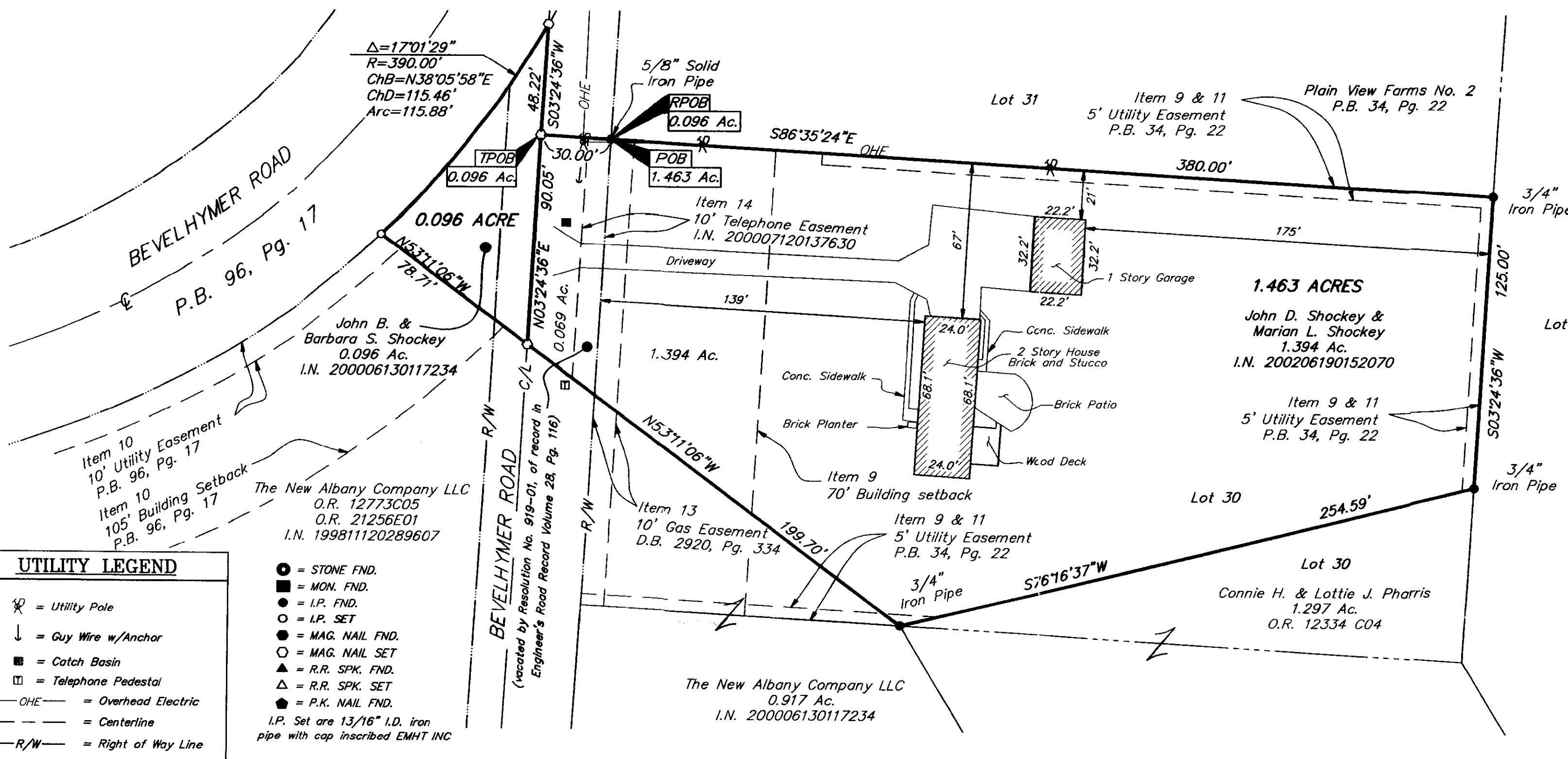
OCT 11 2005
Franklin County Engineer
Dean C. Ringle, P.E., P.S.



LOCATION MAP
NOT TO SCALE

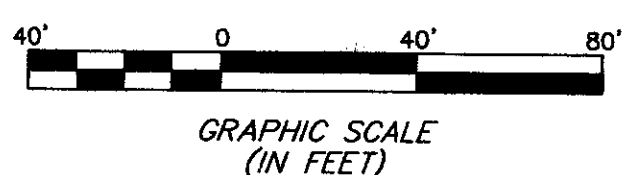
Schedule B Items from Title Commitment No. 270050001 issued by Stewart Title Agency of Columbus with an effective date of September 23, 2005 at 7:00 A.M.

- Item 9 Building setback lines and Easements of record in Plat Book 34, Page 22, are located on the subject tract as shown hereon.
- Item 10 Building setback lines and Easements of record in Plat Book 96, Page 17, are NOT located on the subject tract.
- Item 11 Easements to Columbus and Southern Ohio Electric Company of record in Deed Book 2365, Page 294, is located on the subject tract as shown hereon.
- Item 12 Easements to Columbus and Southern Ohio Electric Company of record in Deed Book 3365, Page 524, is NOT located on the subject tract.
- Item 13 10' Easement to Columbia Gas of Ohio, Inc. of record in Deed Book 2920, Page 334, is located on the subject tract as shown hereon.
- Easement to Columbia Gas of Ohio, Inc. of record in Deed Book 2920, Page 341, is NOT located on the subject tract.
- Easement to Columbia Gas of Ohio, Inc. of record in Official Record 10486 E17, is NOT located on the subject tract.
- Item 14 10' Easement to Ameritech Ohio Inc. by deed of record in Instrument Number 200007120137630, is NOT located on the subject tract as shown hereon.
- Item 15 Subject Tracts are located in the area described in Resolution Number 919-01, Vacation of a Portion of Bevelhymer Road, of record in Engineer's Road Record 28, Page 116.



UTILITY LEGEND

<ul style="list-style-type: none"> = Utility Pole = Guy Wire w/Anchor = Catch Basin = Telephone Pedestal = Overhead Electric = Centerline = Right of Way Line 	<ul style="list-style-type: none"> = 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
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BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings is a control traverse performed by EMH&T Inc. which determines the bearing of a portion of the centerline of Johnstown Road (US Route-62 Columbus-Millersburg Road) as being North 58°20'45" East.

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. 39049C0183G.

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.

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.

Note:
There was no visible evidence of current earth moving or building construction at the time of survey.

Note:
There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.

Note:
There was no visible evidence of subject tract being a solid waste dump, dump or sanitary landfill.

1.463 Ac.

Situated in the State of Ohio, County of Franklin, Village of New Albany, being located in Lot 23, Section 12, Quarter Township 1, Township 2, Range 16, United States Military Lands, being part of Lot 30 of "Plain View Farms No. 2", a subdivision of record in Plat Book 34, Page 22, being all of the 1.394 acre tract conveyed to John D. and Marian L. Shockey, by deed of record in Instrument Number 200206190152070, and part of Bevelhymer Road as vacated in Engineer's Road Records Volume 28, Page 116, (all references refer to records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:
BEGINNING at a 5/8 inch solid iron pin found in the easterly right-of-way line of Bevelhymer Road at the common corner of said Lot 30 and Lot 31 of said "Plain View Farms No. 2";

thence South 86° 35' 24" East, a distance of 380.00 feet, with the northerly line of said Lot 30 and 1.394 acre tract and the southerly line of said Lot 31, to a 3/4 inch iron pipe found at the common corner thereof, being in the westerly line of Lot 29 of said "Plain View Farms No. 2";

thence South 03° 24' 36" West, a distance of 125.00 feet, with the easterly line of said Lot 30 and 1.394 acre tract and the westerly line of said Lot 29, to a 3/4 inch iron pipe found at the northeastern corner of the 1.297 acre tract conveyed to Connie H. and Lottie J. Pharris by deed of record in Official Record 12334C04;

thence South 76° 16' 37" West, a distance of 254.59 feet, across said Lot 30 and with the line common to said 1.394 and 1.297 acre tracts, to a 3/4 inch iron pipe found in the line common to said Lot 30 and Reserve "A" of said "Plain View Farms No. 2" at the northeastern corner of the 0.917 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 200006130117234;

thence North 53° 11' 06" West, a distance of 199.70 feet, across said Lot 30 and said vacated Bevelhymer Road and partially with the southerly line of said 1.394 acre tract and the northerly line of said 0.917 acre tract, to a magnetic nail set in the centerline of said vacated Bevelhymer Road;

thence North 3° 24' 36" East, a distance of 90.05 feet, with the centerline of said vacated Bevelhymer Road, to a magnetic nail set;

thence South 86° 35' 24" East, a distance of 30.00 feet, across the right-of-way of said vacated Bevelhymer Road, to the POINT OF BEGINNING, and containing 1.463 acres of land, more or less.

Description of Record
0.096 Ac.

Situated in the State of Ohio, County of Franklin, Village of New Albany, being located in Lot 24, Section 12, Quarter Township 1, Township 2, Range 16, United States Military Lands and being 0.096 acre of that tract as conveyed to the New Albany Company Limited Partnership by deeds of record in Official Record 12773C05, Official Record 21256E01 and Instrument Number 19981120289607, all references being to records of the Recorder's Office, Franklin County, Ohio and being described as follows:

Beginning for reference at an iron pin found in the easterly right-of-way line of Bevelhymer Road, at the southwestern corner of Lot 31 of that subdivision entitled "Plain View Farms No. 2" of record in Plat Book 34, Page 22, being the northwesterly corner of Lot 30 of said subdivision;

thence North 86° 35' 24" West, across said Bevelhymer Road, a distance of 30.00 feet to a Mag Nail set in the centerline of said Road, being the True Point of Beginning for the tract herein intended to be described;

thence South 03° 24' 36" West, along said centerline, a distance of 90.05 feet to a Mag Nail set;

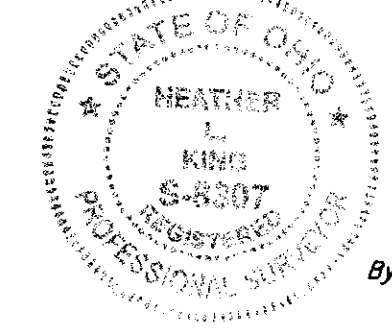
thence North 53° 11' 06" West, being across said New Albany Company tract, a distance of 78.72 feet to an iron pin set in the easterly right-of-way line of proposed relocated Bevelhymer Road;

thence northeasterly, continuing across said New Albany Company tract, being along said easterly right-of-way line, and being along the arc of a curve to the left (Delta = 17° 01' 29", Radius = 390.00 feet), a chord bearing and distance of North 38° 05' 58" East, 115.46 feet to a Mag Nail set in the centerline of said existing Bevelhymer Road;

thence South 03° 24' 36" West, along said centerline, a distance of 48.22 feet to the True Point of Beginning, and containing 0.096 acre of land, more or less.

CERTIFICATION: Commitment No. 270050001
To: John B. Shockey & Barbara S. Shockey, John D. Shockey & Marian L. Shockey, The New Albany Company, LLC, a Delaware limited liability company and Stewart Title Agency of Columbus

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: *Heather Ringle* 10/10/05
Professional Surveyor No. 8307

EMH&T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.4800	Date: October 10, 2005	
	Scale: 1" = 40'	
	Job No: 2005-1995	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION