

# ALTA/ACSM LAND TITLE SURVEY

## QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16

### UNITED STATES MILITARY LANDS

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

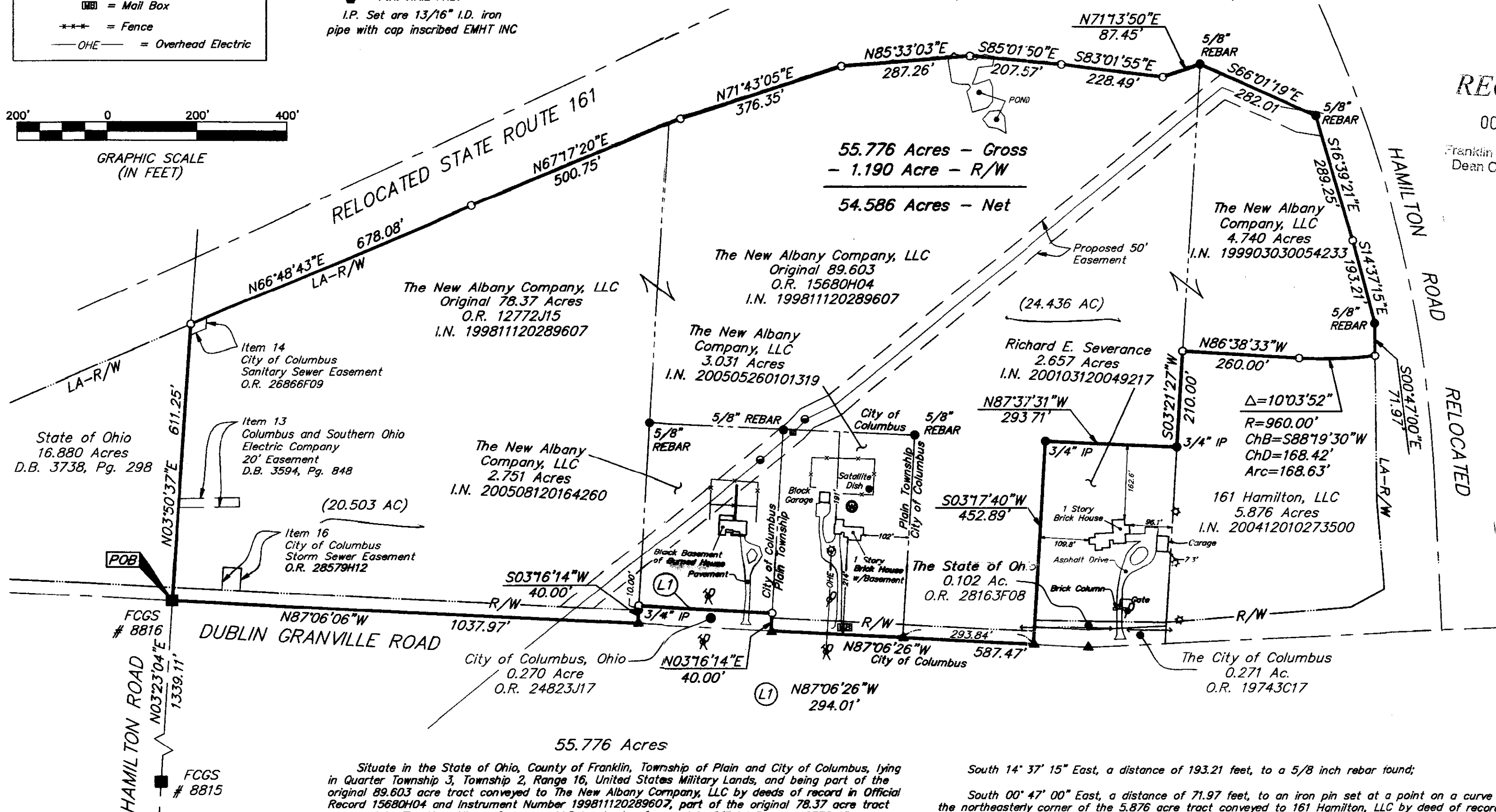
#### TOWNSHIP OF PLAIN, FRANKLIN COUNTY, OHIO

### UTILITY LEGEND

- ⊗ = Utility Pole
- ⊕ = Power Pole
- ☆ = Light Pole
- ⊙ = Water Well
- ⊠ = Gas Meter
- ⊖ = Gas Marker Post
- Ⓜ = Mail Box
- \*\*\* = Fence
- OHE— = Overhead Electric
- = 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



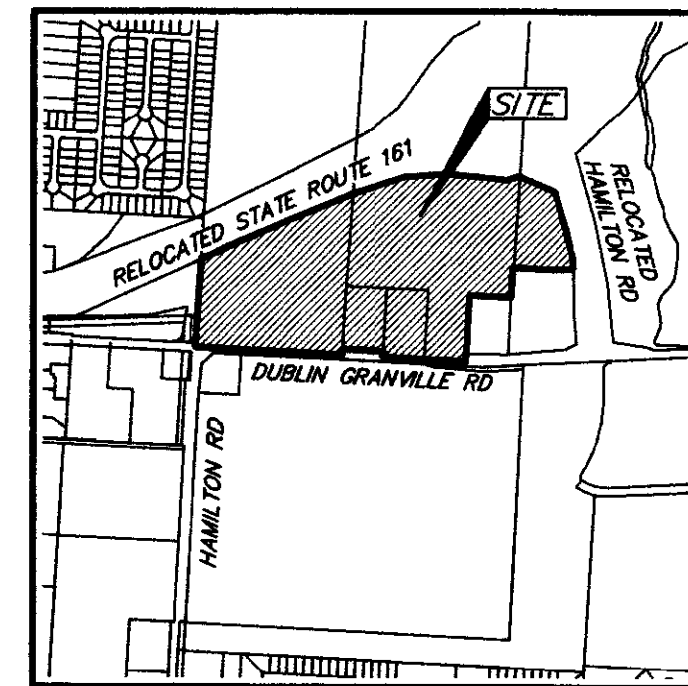
GRAPHIC SCALE  
(IN FEET)



RECEIVED

OCT 11 2005

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.



LOCATION MAP  
NOT TO SCALE

Schedule B-II Items from Title Commitment No. 120051891, issued by Stewart Title Guaranty Company, with an effective date of August 30, 2005 at 7:00 A.M. (4.740 acre tract is not included in Title Commitment No. 120051891)

- Item 11 Blanket easement to The Ohio Fuel Supply Company of record in Miscellaneous Record Volume 5, page 448, as assigned to The Ohio Fuel Gas Company in Deed Book 882, Page 27, is located on the subject tract.
- Item 12 Blanket Right-of-way to The Ohio Fuel Gas Company of record in Deed Book 2130, Page 172, as assigned to Columbia Gas of Ohio in Deed Book 2548, Page 90, is located on the subject tract.
- Item 13 20' Electric Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 3594, Page 848 is located on the subject tract as shown hereon.
- Item 14 Sanitary Sewer Easement to City of Columbus, Ohio of record in Official Record 25866F09 is located on the subject tract as shown hereon.
- Item 15 Utility Line Easement to City of Columbus, Ohio of record in Official Record 28863I09 is NOT located on the subject tract.
- Item 16 Storm Sewer Easement to City of Columbus, Ohio of record in Official Record 28579H12 is located on the subject tract as shown hereon.

CERTIFICATION: Commitment No. 120051891

To: The New Albany Company, LLC, a Delaware limited liability company, successor to The New Albany Company and The New Albany Company Limited Partnership, Stewart Title Guaranty 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, 8, 10, 11(a) & 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: *Jam M. Keane* 10/7/05  
Professional Surveyor No. 7840

<b>EMHT</b>		Date: October 7, 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" = 200'
		Job No: 20051608
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

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

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 (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.

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: Bearings are based on the Ohio State Plane Coordinate System as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments 8815 & 8816, having a bearing of North 03° 23' 04" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Situate in the State of Ohio, County of Franklin, Township of Plain and City of Columbus, lying in Quarter Township 3, Township 2, Range 16, United States Military Lands, and being part of the original 89.603 acre tract conveyed to The New Albany Company, LLC by deeds of record in Official Record 15680H04 and Instrument Number 19981120289607, part of the original 78.37 acre tract conveyed to The New Albany Company, LLC by deeds of record in Official Record 12772J15 and Instrument Number 19981120289607, all of the 4.740 acre tract conveyed to The New Albany Company, LLC by deed of record in Instrument Number 199903030054233, all of the 3.031 acre tract conveyed to The New Albany Company, LLC by deed of record in Instrument Number 200505260101319, and all of the 2.751 acre tract conveyed to The New Albany Company, LLC by deed of record in Instrument Number 200508120164260 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), being described as follows:

BEGINNING at the centerline intersection of Hamilton Road and Dublin-Granville Road at Franklin County Geodetic Survey Monument Number 8816, being North 03° 23' 04" East, a distance of 1339.11 feet from Franklin County Geodetic Survey Monument Number 8815, being at the corner common to said original 78.37 acre tract and the 16.880 acre tract conveyed to State of Ohio by deed of record in Deed Book 3738, Page 298;

Thence North 03° 50' 37" East, a distance of 611.25 feet, with the line common to said original 78.37 acre and 16.880 acre tracts, to an iron pin set in the southerly limited access right-of-way line of Relocated State Route 161;

Thence with said southerly limited access right-of-way line of Relocated State Route 161, the following courses and distances:

- North 66° 48' 43" East, a distance of 678.08 feet, to an iron pin set;
- North 67° 17' 20" East, a distance of 500.75 feet, to an iron pin set;
- North 71° 43' 05" East, a distance of 376.35 feet, to an iron pin set;
- North 85° 33' 03" East, a distance of 287.26 feet, to an iron pin set;
- South 85° 01' 50" East, a distance of 207.57 feet, to an iron pin set;
- South 83° 01' 55" East, a distance of 228.49 feet, to an iron pin set;
- North 71° 13' 50" East, a distance of 87.45 feet, to a 5/8 inch rebar found;
- South 66° 01' 19" East, a distance of 282.01 feet, to a 5/8 inch rebar found in the westerly limited access right-of-way line of Relocated Hamilton Road;
- Thence with said westerly limited access right-of-way line of Relocated Hamilton Road, the following courses and distances:
- South 16° 39' 21" East, a distance of 289.25 feet, to an iron pin set;

- South 14° 37' 15" East, a distance of 193.21 feet, to a 5/8 inch rebar found;
- South 00° 47' 00" East, a distance of 71.97 feet, to an iron pin set at a point on a curve at the northeasterly corner of the 5.876 acre tract conveyed to 161 Hamilton, LLC by deed of record in Instrument Number 200412010273500;
- Thence with the perimeter of said 5.876 acre tract, the following courses and distances:
- With said curve to the right, having a central angle of 10° 03' 52", a radius of 960.00 feet, an arc length of 168.63 feet, and a chord bearing South 88° 19' 30" West, a chord distance of 168.42 feet, to an iron pin set at a point of tangency;
- North 86° 38' 33" West, a distance of 260.00 feet, to an iron pin set;
- South 03° 21' 27" West, a distance of 210.00 feet, to a 3/4 inch iron pipe found at the northeasterly corner of the 2.657 acre tract conveyed to Richard E. Severance by deed of record in Instrument Number 200103120049217;
- Thence North 87° 37' 31" West, a distance of 293.71 feet, with the northerly line of said 2.657 acre tract, to a 3/4 inch iron pipe found;
- Thence South 03° 17' 40" West, a distance of 452.89 feet, with the westerly lines of said 2.657 acre tract, the 0.102 acre tract conveyed to The State of Ohio by deed of record in Official Record 28163F08 and the 0.271 acre tract conveyed to The City of Columbus by deed of record in Official Record 19743C17, to a railroad spike found in the centerline of said Dublin-Granville Road;
- Thence North 87° 06' 26" West, a distance of 587.47 feet, with the centerline of said Dublin-Granville Road, (passing at 293.84 feet a railroad spike found) to a railroad spike found at the common corner of said 3.031 acre tract and the 0.270 acre tract conveyed to City of Columbus, Ohio by deed of record in Official Record 24823J17;
- Thence North 03° 16' 14" East, a distance of 40.00 feet, with the line common to said 3.031 and 0.270 acre tracts, to an iron pin set at the southeasterly corner of said 2.751 acre tract;
- Thence North 87° 06' 26" West, a distance of 294.01 feet, with the line common to said 2.751 and 0.270 acre tract, to an iron pin set in the easterly line of said original 78.37 acre tract;
- South 03° 16' 14" West, a distance of 40.00 feet, with the line common to said original 78.37 and 0.270 acre tracts, (passing at 10.00 feet a 3/4 inch iron pipe found) to a railroad spike found in the centerline of said Dublin-Granville Road;
- Thence North 87° 06' 06" West, a distance of 1037.97 feet, with the centerline of said Dublin-Granville Road, to the POINT OF BEGINNING, containing 55.776 acres, more or less, of which 1.190 acres is within the right-of-way of said Dublin-Granville Road.

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