

ALTA/ASCM LAND TITLE SURVEY
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

40.388 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 1, Range 16, United States Military Lands, being all of the 40.120 acre tract conveyed to Elmore Company, LLC by deed of record in Instrument Number 199903260075756, (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 5011, being at the centerline intersection of East Broad Street (State Route 16) and Waggoner Road;

Thence North 81° 49' 10" East, a distance of 2915.26 feet, with the centerline of said East Broad Street, to a railroad spike found at an angle point in said centerline;

Thence North 82° 05' 45" East, a distance of 398.73 feet, continuing with said centerline, to the southwesterly corner of the 0.800 acre tract conveyed to State of Ohio by deed of record in Official Record 18618 C20;

Thence North 03° 32' 36" West, a distance of 71.42 feet, with the westerly line of said 0.800 acre tract, to a 3/4" iron pipe capped "EMHT" found at a common corner of said 40.120 and 0.800 acre tracts, and "WAGGONER PARK CONDOMINIUM", as recorded in Condominium Plat Book 93, Pg. 77, being in the northerly right-of-way line of said East Broad Street, and being the TRUE POINT OF BEGINNING;

Thence North 03° 32' 36" East, a distance of 2326.81 feet, with the easterly lines of said "WAGGONER PARK CONDOMINIUM", "WAGGONER PARK CONDOMINIUM, SECOND AMENDMENT", as recorded in Condominium Plat Book 96, Pg. 57, "WAGGONER PARK CONDOMINIUM, FOURTH AMENDMENT", as recorded in Condominium Plat Book 102, Pg. 51, "WAGGONER PARK CONDOMINIUM, FIFTH AMENDMENT", as recorded in Condominium Plat Book 108, Pg. 1, and "WAGGONER PARK CONDOMINIUM, SIXTH AMENDMENT", as recorded in Condominium Plat Book 112, Pg. 11, to a 3/4" iron pipe capped "EMHT" found at the northeasterly corner of said "WAGGONER PARK CONDOMINIUM, SIXTH AMENDMENT";

Thence North 86° 15' 06" West, a distance of 945.24 feet, with the northerly lines of said "WAGGONER PARK CONDOMINIUM, SIXTH AMENDMENT" and "WAGGONER PARK CONDOMINIUM, TWELFTH AMENDMENT", as recorded in Condominium Plat Book 130, Pg. 32, to a 3/4" iron pipe capped "EMHT" found at a southeasterly corner of the 31.547 acre tract conveyed to Waggoner Park, Ltd. by deed of record in Instrument Number 200205310134335;

Thence North 03° 46' 11" East, a distance of 121.08 feet, with an easterly line of said 31.547 acre tract, to an iron pin set at the southwest corner of Lot 500 of "THE WOODS AT JEFFERSON, SECTION 8", as recorded in Plat Book 90, Page 68, being in the centerline of Dysart Run Ditch;

Thence, with the southerly lines of said "THE WOODS AT JEFFERSON, SECTION 8", and with the meanderings of said Dysart Run, the following courses and distances:

- North 59° 41' 56" East, a distance of 204.39 feet, to a point;
- South 59° 33' 07" East, a distance of 94.25 feet, to a point;
- South 66° 34' 01" East, a distance of 121.42 feet, to a point;
- North 64° 28' 52" East, a distance of 45.81 feet, to a point;
- North 10° 41' 34" East, a distance of 37.36 feet, to a point;
- North 58° 22' 21" East, a distance of 75.52 feet, to a point;
- South 56° 57' 01" East, a distance of 104.01 feet, to a point;
- South 16° 56' 30" West, a distance of 81.60 feet, to a point;
- South 50° 56' 06" East, a distance of 56.73 feet, to a point;
- North 80° 22' 28" East, a distance of 174.08 feet, to a point;
- North 26° 00' 47" East, a distance of 122.93 feet, to a point;
- North 50° 26' 36" East, a distance of 71.95 feet, to a point;
- North 88° 42' 18" East, a distance of 208.64 feet, to a point;

Thence North 51° 19' 31" East, a distance of 135.92 feet, with the southerly lines of said "THE WOODS AT JEFFERSON, SECTION 8" and "THE WOODS AT JEFFERSON, SECTION 9", as recorded in Plat Book 91, Page 27, and continuing with the meanderings of said Dysart Run, to a point;

Thence, continuing with the southerly lines of said "THE WOODS AT JEFFERSON, SECTION 9", and continuing with the meanderings of said Dysart Run, the following courses and distances:

- South 86° 55' 24" East, a distance of 105.55 feet, to a point;
- North 52° 26' 11" East, a distance of 181.28 feet, to a point;

North 64° 05' 37" East, a distance of 285.74 feet, to a 3/4" iron pipe capped "EMHT" found in the westerly line of the 42.007 acre tract of land conveyed to TS Tech USA Corporation by deed of record in Official Record 28261 J06;

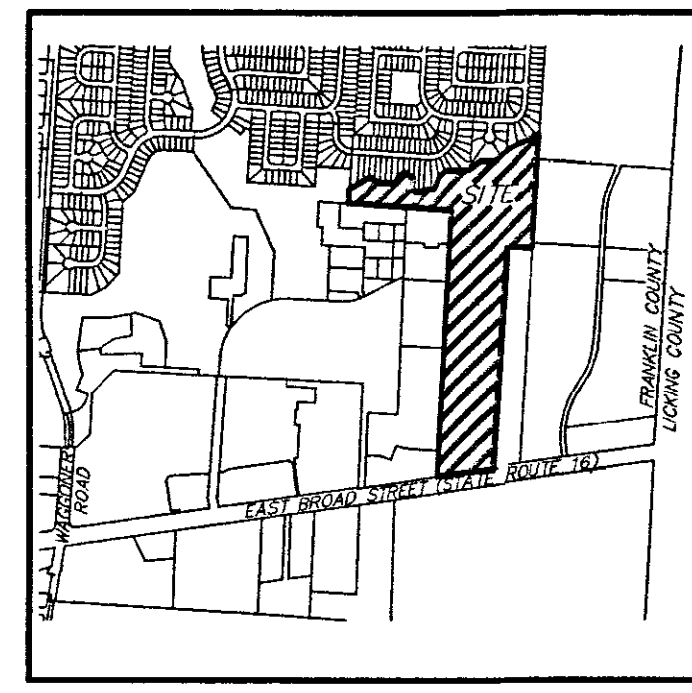
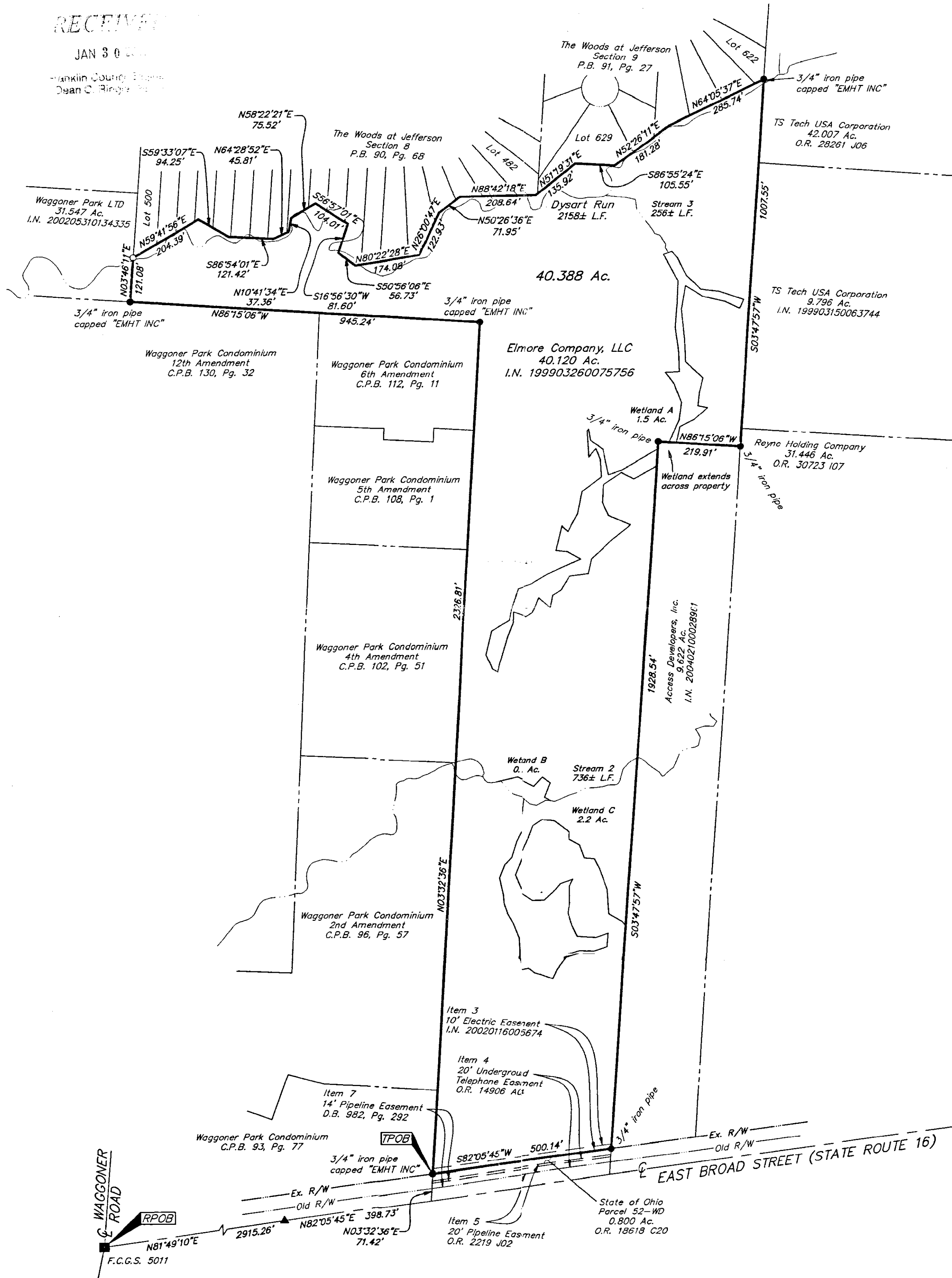
Thence South 03° 47' 57" West, a distance of 1007.55 feet, with the westerly lines of said 42.007 acre tract, the 9.796 acre tract conveyed to TS Tech USA Corporation by deed of record in Instrument Number 199903150063744, and the remainder of the 31.446 acre tract conveyed as Parcel Eleven to Reyno Holding Company by deed of record in Official Record 30723 J07, to a 3/4" iron pipe found at the northeasterly corner of the 9.622 acre tract conveyed to Access Developers, Inc. by deed of record in Instrument Number 20040210028961;

Thence North 86° 15' 06" West, a distance of 219.91 feet, with the northerly line of said 9.622 acre tract, to a 3/4" iron pipe found at the northwesterly corner thereof;

Thence South 03° 47' 57" West, a distance of 1928.54 feet, with the westerly line of said 9.622 acre tract, to a 3/4" iron pipe found at the southwesterly corner thereof, being in the northerly right-of-way line of said East Broad Street;

Thence South 82° 05' 45" West, a distance of 500.14 feet, with said northerly right-of-way line, to the TRUE POINT OF BEGINNING, containing 40.388 acres of land, more or less.

RECEIVED
 JAN 30 2005
 Franklin County Engineer
 Dean C. Ringler



ZONING NOTE:
 The subject tract is zoned L-AR-12 (Limited Apartment Residential) by zoning ordinance 204-050.

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. 25160701, issued by Chicago Title Insurance Company, with an effective date of October 19, 2005 at 7:00 A.M.

- Item 3 Easement of record in Instrument Number 200201160015674 DOES lie on the subject tract, as shown hereon.
- Item 4 Easement of record in Official Record 14906 A04 DOES NOT lie on the subject tract, as shown hereon.
- Item 5 Easement of record in Official Record 2213 J02 DOES NOT lie on the subject tract, as shown hereon.
- Item 6 Easement of record in Official Record 18618 C20 DOES NOT lie on the subject tract, but DOES benefit the subject tract.
- Item 7 Easement of record in Deed Book 981, Page 276, assigned in Deed Book 2548, Page 90, DOES NOT lie on the subject. Easement of record in Deed Book 982, Page 292, assigned in Deed Book 2548, Page 90, DOES NOT lie on the subject tract, as shown hereon.

CERTIFICATION: Commitment No. 25160701

To: Portrait Homes-Ohio, LLC, Elmore Company, 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/ASCM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 2, 3, 4, 6, 8, 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. Randall* 11/18/05
 Professional Surveyor No. 7840

EMHT		Date:	November 18, 2005
Evans, Mechwart, Hamblen & Tilton, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Fax: 614.775.4800		Scale:	1" = 200'
M C M X X V I		Job No:	2005-2354
		Sheet:	1 of 1
REVISIONS			
MARK	DATE	DESCRIPTION	

BASIS OF BEARINGS:
 Bearings are based on North 82° 05' 45" East for a portion of the centerline of East Broad Street (State Route 16). Control for bearings was derived from the Ohio State Plane Coordinate System, NAD83 (1986 adjustment) coordinates of monuments Frank 48 & Frank 148, as established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

