

# ALTA/ACSM LAND TITLE SURVEY

## QUARTER TOWNSHIPS 3 & 4, TOWNSHIP 2, RANGE 16

### UNITED STATES MILITARY LANDS

#### VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO

4.986 Acres

Situated in the State of Ohio, County of Franklin, Village of New Albany, Quarter Townships 3 & 4, Township 2, Range 16, United States Military Lands, being a part of the remainders of the original Parcels 1, 2, and 3 as conveyed to Nina Jo Ann Myers by deed of record in Deed Book 2130, Page 163, and all of the 0.522 acre tract conveyed to Nina Jo Ann Myers by deed of record in Deed Book 3457, Page 522, (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 the centerline intersection of Main Street (U.S. 62) and Market Street, as recorded in Plat Book 90, Page 53;

Thence North 44° 25' 19" East, a distance of 257.66 feet, with the centerline of said Main Street, to an angle point therein;

Thence North 46° 40' 43" East, a distance of 127.44 feet, continuing with said centerline, to a magnetic nail set at a southwesterly corner of the remainder of said original Parcel 1, being the TRUE POINT OF BEGINNING;

Thence North 45° 34' 49" West, a distance of 265.02 feet, with a westerly line of the remainder of said original Parcel 1, and the easterly lines of the remainders of the original 1,500 acre tract conveyed to The New Albany Company, LLC by deeds of record in Official Record 13773 D15 and Instrument Number 19981120289607, and the original 3,000 acre tract conveyed to The New Albany Company, LLC by deed of record in Instrument Number 20011300278270, to a 3/4 inch iron pipe found at a common corner of the remainder of said original Parcel 1 and the 0.240 acre tract conveyed to Michael W. and Robert A. Washington by deed of record in Official Record 8420 A18;

Thence North 26° 42' 51" East, a distance of 156.72 feet, with the westerly lines of the remainders of said original Parcels 1 and 3, and the easterly line of said 0.240 acre tract, to a 3/4 inch iron pipe found at a common corner of the remainder of said original Parcel 3 and said 0.240 acre tract;

Thence North 59° 52' 56" West, a distance of 63.00 feet, with the line common to the remainder of said original Parcel 3 and said 0.240 acre tract, to a 3/4 inch iron pipe found at a point of curvature;

Thence with said curve to the left, having a central angle of 56° 15' 10", a radius of 175.00 feet, an arc length of 171.81 feet, and a chord which bears North 88° 00' 36" West, a chord distance of 165.00 feet, with the southerly lines of the remainders of said original Parcels 3 and 2, and the northerly lines of said 0.240 acre tract and the 0.252 acre tract conveyed to Michael W. and Robert A. Washington by deed of record in Official Record 8420 A12, to a 3/4 inch iron pipe found at a common corner of the remainder of said original Parcel 2, said 0.252 acre tract, and the 0.671 acre tract conveyed to Market Street Associates, LLC by deed of record in Instrument Number 200201180017376, witnessed by a 3/4 inch iron pipe found North 1.40 feet and East 1.18 feet;

Thence North 52° 42' 07" West, a distance of 55.90 feet, with the westerly line of the remainder of said original Parcel 2, and the easterly line of said 0.671 acre tract, to a 3/4 inch iron pipe found at the common corner of said 0.671 acre tract and the remainder of the original 3,000 acre tract conveyed to The New Albany Company, LLC by deed of record in Instrument Number 20011300278270;

Thence North 30° 30' 09" West, a distance of 227.75 feet (passing a 3/4 inch iron pipe found at 24.73 feet), with said westerly line, and the easterly lines of the remainder of said original 3,000 acre tract and the 2.393 acre tract conveyed to Board of Trustees of Columbus Metropolitan Library, to a 3/4 inch iron pipe found at a common corner of the remainder of said Parcel 2 and said 2.393 acre tract;

Thence North 04° 41' 42" East, a distance of 42.71 feet, with the line common to the remainder of said Parcel 2 and said 2.393 acre tract, to an iron pin set in the southerly line of the 5.206 acre tract conveyed to Village of New Albany, Ohio by deed of record in Instrument Number 199911050278774;

Thence North 88° 57' 50" East, a distance of 241.20 feet, with the line common to the remainder of said Parcel 2 and said 5.206 acre tract, to a 3/4 inch iron pipe found in the westerly line of the 0.460 acre tract conveyed to David A. and Pamela J. Shields by deed of record in Official Record 7069 G14;

Thence South 04° 43' 43" West, a distance of 100.86 feet, with the line common to the remainder of said original Parcel 2 and said 0.460 acre tract, to a 3/4 inch iron pipe found in the northerly line of said 0.522 acre tract;

Thence South 77° 00' 26" East, a distance of 115.66 feet, with the northerly lines of said 0.522 acre tract, and the remainders of said original Parcels 2 and 3, and the southerly line of said 0.460 acre tract, to a 3/4 inch iron pipe found;

Thence North 04° 43' 42" East, a distance of 133.22 feet, with the line common to the remainder of said original Parcel 3 and said 0.460 acre tract, to a 3/4 inch iron pipe found at a common corner of the remainder of said original Parcel 3 and said 5.206 acre tract;

Thence South 75° 03' 07" East, a distance of 303.76 feet, with the line common to the remainder of said original Parcel 3 and said 5.206 acre tract, to a 3/4 inch iron pipe found at a common corner of the remainder of said original Parcel 3 and the 1.474 acre tract conveyed to M & N Properties Ltd by deed of record in Instrument Number 199901210016267;

Thence with the line common to the remainder of said original Parcel 3 and said 1.474 acre tract, the following courses and distances:

South 14° 56' 53" West, a distance of 107.10 feet, to a 3/4 inch iron pipe found;

South 26° 07' 27" East, a distance of 277.06 feet, to a magnetic nail set on a curve in the centerline of said Main Street;

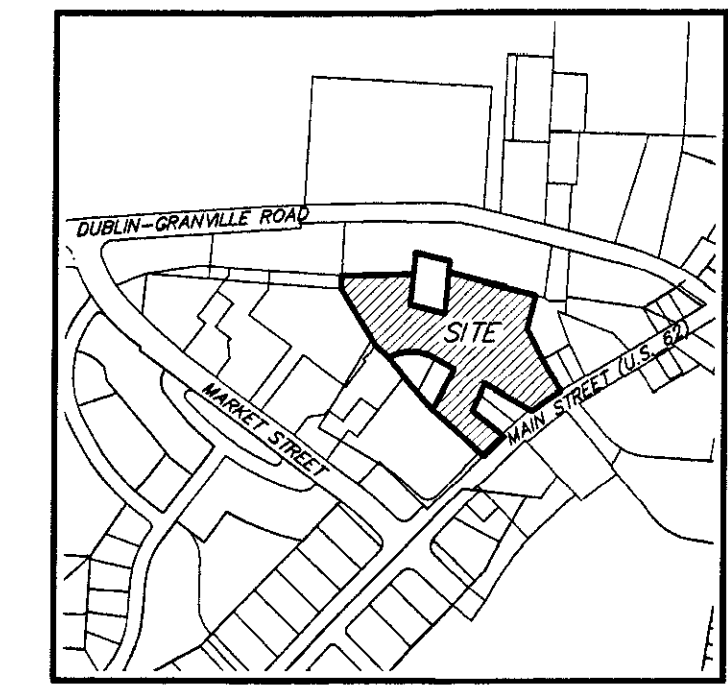
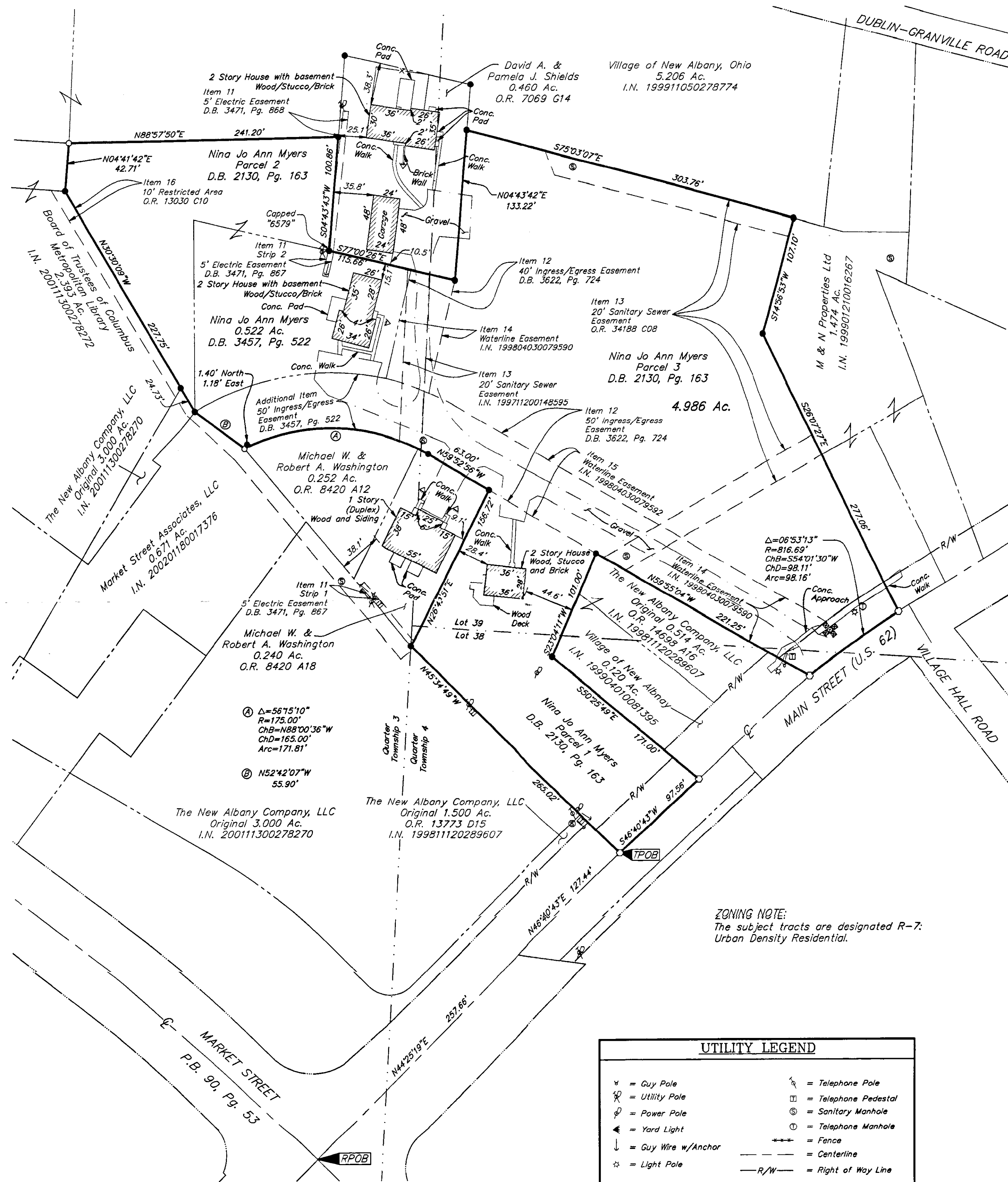
Thence with said curve to the left, having a central angle of 06° 53' 13", a radius of 816.63 feet, an arc length of 98.16 feet, and a chord which bears South 54° 01' 30" West, a chord distance of 98.11 feet, with the southerly lines of the remainders of said original Parcels 3 and 1, and said centerline, to a magnetic nail set at a common corner of the remainder of said original Parcel 1 and the 0.120 acre tract conveyed to Village of New Albany by deed of record in Instrument Number 199904010081395;

Thence North 59° 55' 04" West, a distance of 221.25 feet, with the southwesterly lines of the remainders of said original Parcels 1 and 3, and the northeasterly lines of said 0.120 acre tract and the remainder of the original 0.514 acre tract conveyed to The New Albany Company, LLC by deeds of record in Official Record 14698 A16 and Instrument Number 19981120289607, to a 3/4 inch iron pipe found;

Thence South 23° 04' 11" West, a distance of 101.00 feet, with the southeasterly lines of the remainders of said original Parcels 3 and 1, and the northwesterly line of the remainder of said original 0.514 acre tract, to a 3/4 inch iron pipe found;

Thence South 50° 25' 49" East, a distance of 171.00 feet, with the line common to the remainders of said original Parcel 1 and 0.514 acre tract, to a magnetic nail set in the centerline of said Main Street;

Thence South 46° 40' 43" West, a distance of 97.56 feet, with a southeasterly line of the remainder of said original Parcel 1, and said centerline, to the TRUE POINT OF BEGINNING, containing 4.986 acres of land, more or less.



- 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. 120043420, issued by Stewart Title Guaranty Company, with an effective date of October 1, 2004 at 7:00 A.M.

- Item 10 Easement of record in Deed Book 735, Page 419 DOES NOT lie on the subject tract.
- Item 11 Strip 2 of easement of record in Deed Book 3471, Page 867 DOES NOT lie on the subject tract as shown hereon. Strip 2 of easement of record in Deed Book 3471, Page 867 DOES lie on the subject tract as shown hereon.
- Item 12 Ingress/Egress easement from agreement of record in Deed Book 3622, Page 724 DOES lie on the subject tract as shown hereon.
- Item 13 Easement of record in Official Record 34188 COB DOES lie on the subject tract as shown hereon. Easement of record in Instrument Number 199711200148595 DOES lie on the subject tract as shown hereon.
- Item 14 Easement of record in Instrument Number 199804030079590 DOES lie on the subject tract as shown hereon.
- Item 15 Easement of record in Instrument Number 199804030079592 DOES lie on the subject tract as shown hereon.
- Item 16 The subject tract DOES lie within the area described in Official Record 13030 C10.

CERTIFICATION: Commitment No. 120043420  
 To: New Albany Company, LLC, Stewart Title Agency of Columbus, & 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.

**RECEIVED**  
 DEC 22 2005  
 Franklin County Engineer  
 Dean C. ...

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

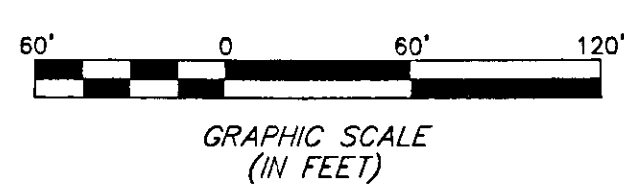
- = STONE FND.
  - = MON. FND.
  - = 3/4" I.P. FND.
  - = I.P. SET
  - = MAG. NAIL FND.
  - = MAG. NAIL SET
  - ▲ = R.R. SPK. SET
  - △ = R.R. SPK. SET
  - = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

UTILITY LEGEND	
⊕	= Guy Pole
⊙	= Utility Pole
⊗	= Power Pole
⊚	= Yard Light
⊖	= Guy Wire w/Anchor
⊛	= Light Pole
⊕	= Telephone Pole
⊙	= Telephone Pedestal
⊗	= Sanitary Manhole
⊚	= Telephone Manhole
⊖	= Fence
⊛	= Centerline
—R/W—	= Right of Way Line

FEMA NOTE:  
 According to the Federal Emergency Management Agency's Flood Insurance Map, Community Panel No. 39049C0180 G (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain).

BASIS OF BEARINGS:  
 Bearings are based on the Ohio State Plane Coordinate System—South Zone as per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FRANK 80 & FRANK 180, established by the Franklin County Engineering Department using Global Positioning System procedures and equipment, which determined a bearing of North 44° 25' 19" East for a portion of the centerline of U.S. 62.

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.



<b>EMHT</b> Evans, Macchwart, Hamilton & Tilton, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Fax: 614.775.4800	Date: December 19, 2005	
	Scale: 1" = 60'	
	Job No: 2005-2465	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

I:\CH02A1\1\PROJECT\PROJECT\20052465\DWG\2465AS.DWG (2465) LANDSCAPE - NO SHEETS - LAST SAVED BY TWE3B [12/20/2005 4:28:40 PM] - PLOTTED BY TWE3B [12/20/2005 4:28:40 PM]