

# ALTA/ACSM LAND TITLE SURVEY

## SECTION 7, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16

### UNITED STATES MILITARY LANDS

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

9.970 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 7, Quarter Township 2, Township 2, Range 16, United States Military Lands, being all of the 8.856 acre tract conveyed to Phyllis Snedegar by deed of record in Official Record 13734 107, and the 1.104 acre tract conveyed to William and Phyllis Snedegar by deed of record in Instrument Number 200502020020309, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Albert Vesner and Helen I. Vesner, Co-Trustees  
78 Ac.  
I.N. 199910010246966

BEGINNING at Franklin County Geodetic Survey Monument Number 5212, found at an angle point in the centerline of Central College Road, being in a northerly line of the 3.419 acre tract conveyed to Board of Franklin County Commissioners by deed of record in Instrument Number 200309290311698, and at the common corner of said 1.104 acre tract and the 0.469 acre tract conveyed to Board of Franklin County Commissioners by deed of record in Instrument Number 200309290311696, and being South 86° 09' 36" West a distance of 1647.97 feet, from Franklin County Geodetic Survey Monument Number 5574, found at the centerline intersection of Central College Road and Hamilton Road;

Thence North 86° 09' 36" West, a distance of 342.62 feet, with the southerly lines of said 1.104 and 8.856 acre tracts, the northerly line of said 3.419 acre tract, and said centerline, to a PK nail found at a common corner of said 8.856 acre tract and the 0.092 acre tract conveyed to Columbia Gas of Ohio, Inc. by deed of record in Deed Book 3037, Page 566;

Thence with the lines common to said 8.856 and 0.092 acre tracts, the following courses and distances:

LINE	BEARING	DISTANCE
L1	N03°50'17"E	80.00'
L2	N86°09'36"W	50.00'
L3	S03°50'17"W	80.00'
L4	N86°09'36"W	267.00'

- 11 (E) 16" Conc. Inv.=983.00
- 12 (E) 12" Ducttile Inv.=983.00
- 13 (W) 12" Conc. Inv.=983.02
- 14 (E) 12" Conc. Inv.=984.07
- 15 (W) 12" Conc. Inv.=984.37
- 16 (E) 12" Conc. Inv.=983.42
- 17 (W) 12" Coord. Plastic Inv.=984.51
- 18 (NE) 14" Conc. Inv.=982.75

North 03° 50' 17" East, a distance of 80.00 feet, (passing a 3/4 inch iron pipe capped "BDM" found at 30.00 feet) to a 1/2 inch rebar found;

North 86° 09' 36" West, a distance of 50.00 feet, to a 1/2 inch rebar found;

South 03° 50' 17" West, a distance of 80.00 feet, (passing a 3/4 inch iron pipe capped "BDM" found at 29.83 feet) to a magnetic nail set in said centerline, at a common corner of said 8.856 and 0.092 acre tracts;

Thence North 86° 09' 36" West, a distance of 267.00 feet, with the line common to said 8.856 and 3.419 acre tracts, and said centerline, to a PK nail found at the common corner of said 8.856 acre tract and the 5.052 acre tract conveyed to Carl W. Jr. and Deborah S. Shye by deed of record in Official Record 28668 E05;

Thence North 03° 35' 54" East, a distance of 665.60 feet, (passing a 3/4 inch iron pipe capped "BDM" found at 49.87 feet) with said common line, to a 3/4 inch iron pipe capped "BDM" found in the southerly line of the 78 acre tract conveyed to Albert Vesner and Helen I. Vesner, Co-Trustees by deed of record in Instrument Number 199910010246966;

Thence South 85° 48' 46" East, a distance of 661.44 feet, (passing a 5/8" rebar capped "BDM" found at a distance of 329.53 feet and a 3/4 inch iron pipe found at a distance of 659.91 feet) with the line common to said 8.856 and 78 acre tracts, to an iron pin set in the westerly line of "New Albany Park Condominiums, Eighth Amendment", as recorded in Condominium Plat Book 125, Page 80;

Thence South 03° 45' 13" West, a distance of 661.59 feet, (passing a 3/4 inch iron pipe found at a distance of 444.81 feet) with the easterly lines of said 8.856 and 1.104 acre tracts and the westerly lines of said "New Albany Park Condominiums, Eighth Amendment" and "New Albany Park Condominiums, Ninth Amendment", as recorded in Condominium Plat Book 127, Page 11, to the POINT OF BEGINNING, containing 9.970 acres of land, more or less.

Carl W. Jr. & Deborah S. Shye  
5.052 Ac.  
O.R. 28668 E05

Item 4 & 5  
Electric Easements  
D.B. 967, PP. 322 & 324

City of Columbus  
Plain Twp.

William & Phyllis Snedegar  
1.104 Ac.  
I.N. 200502020020309

New Albany Park  
Condominiums  
Ninth Amendment  
C.P.B. 127, Pg. 11

Stm MH TC=983.19  
(W) 18" Inv.=979.76  
(S) Inv.=978.07  
(E) Inv.=978.11

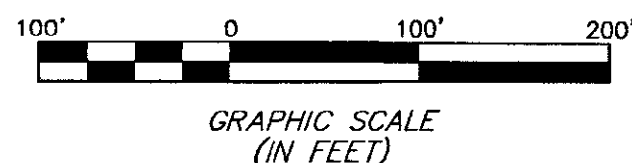
#### UTILITY STATEMENT:

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.

#### FEMA NOTE:

According to the Federal Emergency Management Agency's Flood Insurance Rate Map 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).

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



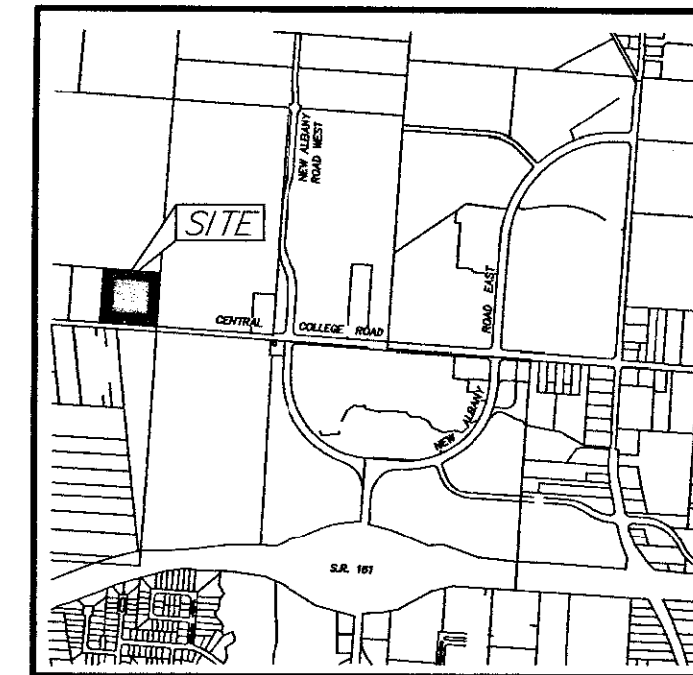
#### UTILITY LEGEND

- ⊕ = Utility Pole
- ↓ = Guy Wire w/Anchor
- ⊠ = Water Valve
- ⊞ = Water Meter
- ⊙ = Telephone Pole
- ⊞ = Telephone Pedestal
- ⊞ = Sign
- ⊞ = Mail Box
- ⊞ = Catch Basin
- ⊞ = Sanitary Manhole
- ⊞ = Storm Manhole
- ⊞ = Gas Valve
- STM — = Storm Line
- OHE — = Overhead Electric
- OHT — = Overhead Telephone
- G — = Gas Line

CERTIFICATION: Commitment No. 24160675 Franklin County Engineers, Dean C. Ringle, P.E., R.S.

To: Phyllis and William Snedegar, Portrait Homes-Villas at West Albany, LLC, an Ohio limited liability company, Keybank National Association, a national banking association, and/or its successors and/or assigns, as their interests may appear, and 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/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and included Items 1, 2, 3, 4, 6, 8, 10, 11(a), & 7 of Table A "Optional Survey Responsibilities & Specifications" thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



Schedule B-II Items from Title Commitment No. 24160675 issued by Chicago Title Insurance Company with an effective date of March 9, 2006 at 7:00 A.M.

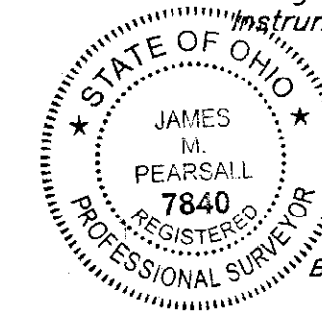
- Item 4 Electric Easement to The Columbus Railway, Power and Light Company of record in Deed Book 967, Page 322 is located on the subject tract as shown hereon.
- Item 5 Electric Easement to The Columbus Railway, Power and Light Company of record in Deed Book 967, Page 324 is located on the subject tract as shown hereon.
- Item 6 Gas Easement to Columbia Gas of Ohio, Inc. of record in Deed Book 2994, Page 578 is located on the subject tract as shown hereon.
- Item 7 Blanket gas easement to The Ohio Fuel Gas Company of record in Deed Book 1495, Page 552 is located on the subject tract.
- Item 8 40' Highway Easement to County of Franklin of record in Deed Book 3259, Page 405 is located on the subject tract as shown hereon.

ZONING 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.

BASIS OF BEARINGS:  
Bearings are based on South 86° 09' 36" East for a portion of the centerline of Central College Road, as shown in deed of record in Instrument Number 200309290311698.

RECEIVED  
MAR 28 2006



By: *James M. Pearsall* 3/27/06  
Professional Surveyor No. 7840

Date: November 2, 2005		
Scale: 1" = 100'		
Job No: 2005-2178		
Sheet: 1 of 1		
REVISIONS		
MARK	DATE	DESCRIPTION
TNW	11/17/05	Revised per County Engineer
TNW	3/15/06	Update title commitment
TNW	3/27/06	Remove proposed R/W drops to show entire subject tract as one

I:\CADD\DATA\PROJECT\20052178\DWG\52178AS2.DWG<18>24 LANDSCAPE> - NO XREFS - LAST SAVED BY TWEBB [3/27/2006 10:32:17 AM] - PLOTTED BY TWEBB [3/27/2006 10:32:18 AM]