

**NOTES PER TITLE COMMITMENT:**

The following item numbers are per Schedule B of the title commitment issued by Stewart Title Company of Columbus, Number 120043068 with an effective date of March 1, 2006 at 7:00 A.M. Encumbrances recorded after March 1, 2006 are not shown on this plat.

According to the above referenced title commitment, there are no encumbrances recorded on the subject parcel.

**GENERAL NOTES:**

- This survey does not represent any easements that may affect the subject parcel other than those contained in Title Commitment 120043068.
- This survey may not represent all underground utilities that may affect the subject parcel.
- All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a yellow cap bearing the name "R. D. Zande".

**BASIS OF BEARINGS:**

Bearings in the above description are based on the grid bearing of South 83° 32' 56" West for the centerline of Hayden Run Road, as determined by a network of GPS observations. Ohio State Plane Coordinate System, South Zone (NAVD 83 with a 1986 adjustment)

**FLOOD NOTE:**

The subject property lies in Zone X (area determined to be outside the 500 year flood plain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), Number 39049C0115 G & 39049C0116 G, with an effective date of August 2, 1995, published by the Federal Emergency Management Agency.

**UTILITY STATEMENT:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**DESCRIPTION:**

DESCRIPTION OF  
7.819 ACRES  
CITY OF HILLIARD  
FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, Franklin County, City of Hilliard, lying in Virginia Military Survey Number 6366, and all of that 7.8048 acre tract as conveyed to Craig J. Leesman (1/4 Interest) and Jill C. Leesman (1/4 Interest) by deeds of record in Instrument Numbers 199906180156128 and 199810230271446 and Diane T. Leesman by deed of record in Official Record 16085 C03 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Begin, for reference at Franklin County Engineer's Monument 6682 found at the centerline intersection of Hayden Run Road (60 feet in width) and Baldwin Road (60 feet in width);

Thence South 83° 32' 56" West, a distance of 460.16 feet, along the centerline of said Hayden Run Road, to a cotton gin spindle set at the northeasterly corner of said 7.8048 acre tract, being the northwesterly corner of that 0.895 acre tract as conveyed to John E. Hart and Patsy A. Hart by deed of record in Deed Volume 3520, Page 509 and being the TRUE POINT OF BEGINNING;

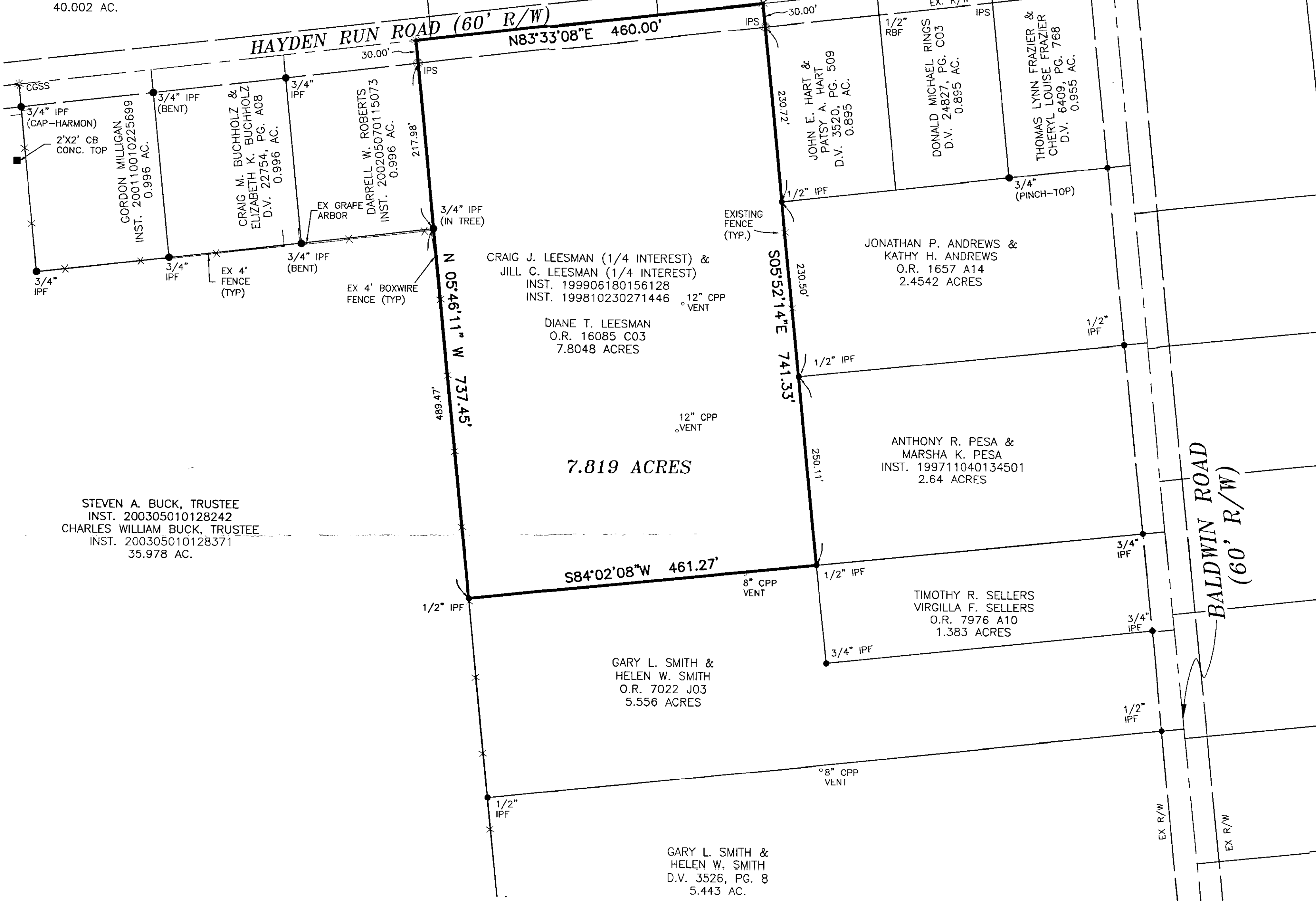
Thence South 05° 52' 14" East, a distance of 741.33 feet, along the line common to said 7.8048 and 0.895 acre tracts, that 2.4545 acre tract as conveyed to Jonathan P. Andrews and Kathy H. Andrews by deed of record in Official Record 1657 A14 and that 2.64 acre tract as conveyed to Anthony R. Pesa and Marsha K. Pesa by deed of record in Instrument Number 199711040134501, passing a 3/4 inch iron pipe set on the southerly right-of-way line of Hayden Run Road at 30.00 feet, a 1/2 inch iron pipe found at 260.72 feet, a 1/2 inch iron pipe found at 491.22 feet, to a 1/2 inch iron pipe found at the northwesterly corner of that 1.383 acre tract as conveyed to Timothy R. Sellers and Virgilla F. Sellers by deed of record in Official Record 7976 A10;

Thence South 84° 02' 08" West, a distance of 461.28 feet, along the southerly line of said 7.8048 acre tract, to a 1/2 inch iron pipe found on the easterly line of that 35.978 acre tract as conveyed to Steven A. Buck, Trustee by deed of record in Instrument Number 200305010128242 and Charles William Buck, Trustee by deed of record in Instrument Number 200305010128371;

Thence North 05° 46' 11" West, a distance of 737.45 feet, along the easterly line of said 35.978 acre tract, the easterly line of that 0.996 acre tract as conveyed to Darrell W. Roberts by deed of record in Instrument Number 200205070115073, passing a 3/4 inch iron pin found in a tree at 489.47 feet, a 3/4 inch iron pipe set at 707.45 feet, to a cotton gin spindle set on the centerline of Hayden Run Road;

Thence North 83° 33' 06" East, a distance of 460.00 feet, along the centerline of said Hayden Run Road, to the TRUE POINT OF BEGINNING, containing 7.819 acres, more or less.

STEVEN R. ARMSTRONG &  
CATHERINE A. ARMSTRONG  
INST. 200011130229440  
40.002 AC.



STEVEN A. BUCK, TRUSTEE  
INST. 200305010128242  
CHARLES WILLIAM BUCK, TRUSTEE  
INST. 200305010128371  
35.978 AC.

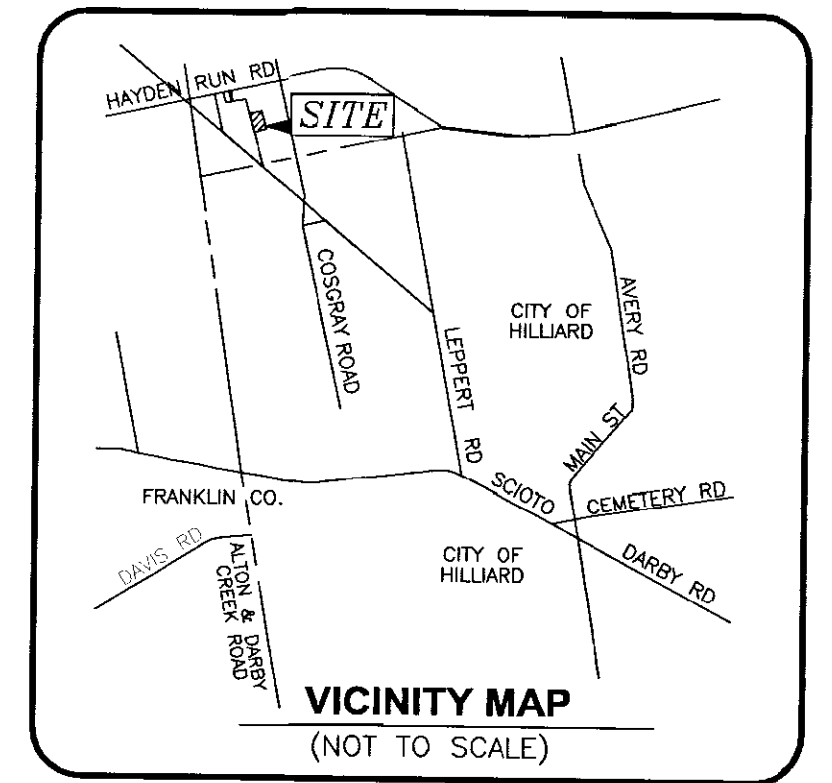
**CERTIFICATION:**

To: Dominion Homes, Inc., an Ohio Corporation, Stewart Title Agency of Columbus, Craig J. Leesman, Jill C. Leesman and Diane T. Leesman:

This is to certify that this map or plat 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 2005, and includes Items 1, 2, 3, 4, 8, 9, 10 and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

R. D. ZANDE & ASSOCIATES, INC.

*Robert J. Sands*  
Robert J. Sands  
DATE 03/21/06  
Professional Surveyor No.S-8053

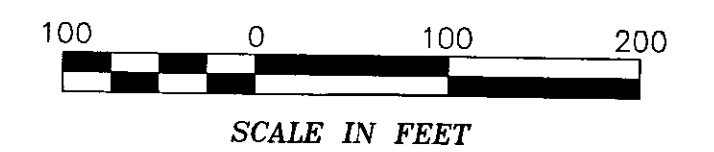


**LEGEND**

- IPF Iron Pin Found
- IPS Iron Pin Set
- ▲ RRSF Railroad Spike Found
- △ RRSS Railroad Spike Set
- PKNF PK Nail Found
- ⊕ Light Pole
- ⊖ Power Pole
- Guy Wire
- ⊕ Electric Transformer
- ⊖ Electric Manhole
- ⊕ Combination Pole
- ⊖ Catch Basin
- ⊕ Curb Inlet
- ⊖ Storm Manhole
- Sanitary Manhole
- sanitary clean out
- ⊕ Traffic Manhole
- ⊖ Traffic Signal Box
- ⊕ Traffic Pole
- ▲ Gas Marker
- ⊕ Gas Meter
- ⊖ Gas Valve
- ⊕ Gas Top
- ⊕ Telephone Pedestal
- ⊖ Telephone Manhole
- ⊕ Telephone Pole
- ⊖ Cable T.V. Pedestal
- ⊕ CGSS Cotton Gin Spike Set
- ⊖ MON Monument Box Found
- ⊕ CMF Concrete Right-of-way Monument Found
- Stone Found
- Sign
- ⊖ Mailbox
- ⊕ Water Valve
- ⊖ Water Tap
- ⊕ Water Meter
- ⊖ Water Meter Pit
- ⊕ Fire Hydrant
- ⊖ Downspout
- ⊕ Test Bore
- ⊖ Benchmark
- ⊕ Railroad Stop Block
- ⊖ Monitor Well
- ST Storm Sewer Line
- SS Sanitary Sewer Line
- G Gas Line
- W Water Line
- T Underground Telephone Line
- E Underground Electric Line
- OH Overhead Utility Line

**TREE LEGEND**

- Deciduous trees
- Coniferous trees



ALTA/ACSM LAND TITLE SURVEY OF  
**7.819 ACRES**  
LYING IN  
**VIRGINIA MILITARY SURVEY NO. 6636**

CITY OF HILLIARD,  
FRANKLIN COUNTY, OHIO  
Scale: 1 inch = 100 Feet  
RDZ Job#: 7515S1

RECEIVED

MAR 21 2006

Franklin County Engineer  
Dean C. Ringel, P.E.

PREPARED BY:

**R.D.Zande & Associates**

1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 466-4383 1-800-340-2743  
FAX (614) 466-4387

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