

# ALTA/ACSM LAND TITLE SURVEY

## LOT 16, SECTION 8, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16

### UNITED STATES MILITARY LANDS

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

7.984 Acres

Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Lot 16, Section 8, Quarter Township 1, Township 2, Range 16, United States Military Lands, being part of the original 128.316 acre tract conveyed to The New Albany Company, LLC by deed of record in Instrument Number 200211120287419, (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 New Albany Road East, as dedicated in Plat Book 107, Page 90, and New Albany-Condrit Road (State Route 605), as dedicated in Plat Book 86, Page 78, being in the westerly line of the 1.470 acre tract conveyed to State of Ohio by deed of record in Instrument Number 200504010059337;

Thence North 03° 35' 05" East, a distance of 348.31 feet, with the centerline of said New Albany-Condrit Road, and said westerly line, to a point;

Thence South 85° 55' 45" East, a distance of 40.00 feet, across said New Albany-Condrit Road, and said to an iron pin set in the easterly right-of-way line thereof, being the line common to said 1.470 acre tract and the remainder of said original 128.316 acre tract, said iron pin set being the TRUE POINT OF BEGINNING;

Thence North 03° 35' 05" East, a distance of 387.91 feet, with said common line, and said easterly right-of-way line, to an iron pin set in the southerly line of the 1.148 acre tract conveyed to Terry M. and Mary A. Counts by deed of record in Deed Book 3283, Page 266;

Thence South 85° 56' 17" East, a distance of 691.74 feet, with the northerly line of said original 128.316 acre tract, and the southerly lines of said 1.148 acre tract and the 5.001 acre tract conveyed to Patricia A. McNeerney by deeds of record in Instrument Numbers 200008250171347 and 200212170323874, to a 3/4 inch iron pipe found at the common corner of said original 128.316 and 5.001 acre tracts;

Thence across said original 128.316 acre tract, the following courses and distances:

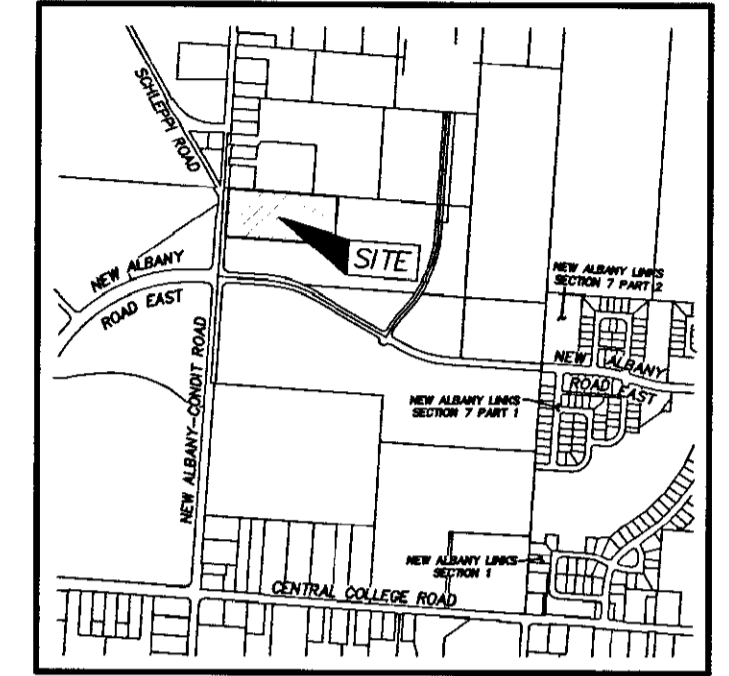
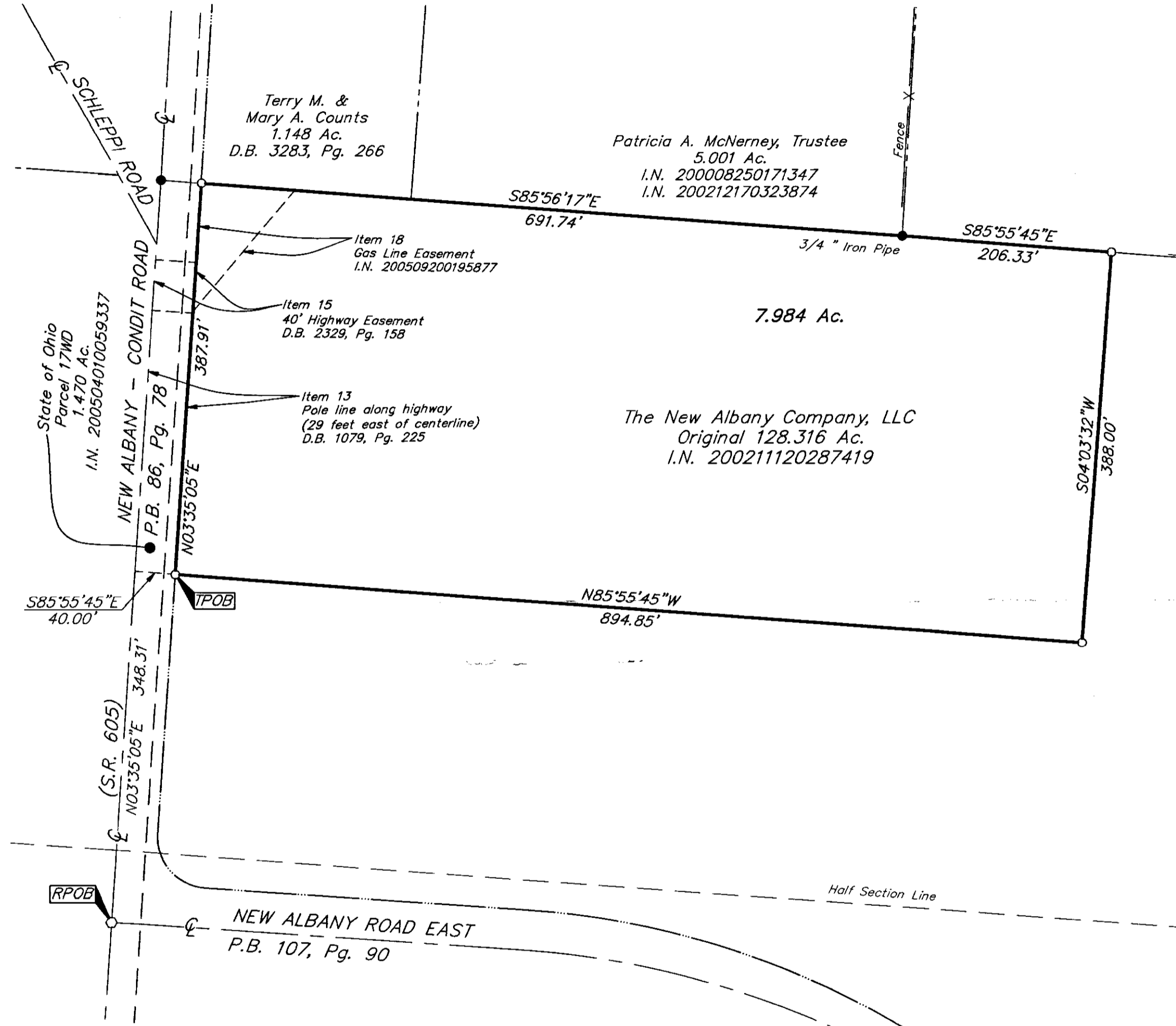
South 85° 55' 45" East, a distance of 206.33 feet, to an iron pin set;

South 04° 03' 32" West, a distance of 388.00 feet, to an iron pin set;

North 85° 55' 45" West, a distance of 894.85 feet, to the TRUE POINT OF BEGINNING, containing 7.984 acres of land, more or less.

**BASIS OF BEARINGS:**  
Bearings are based on North 03° 35' 05" East for a portion of the centerline of New Albany Condrit Road (State Route 605), as shown on the plat for "New Albany Road East", of record in Plat Book 86, Page 78.

**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.



LOCATION MAP  
NOT TO SCALE

Schedule B Items from Title Commitment No. 270060065, issued by Stewart Title Guaranty Company, with an effective date of April 11, 2006 at 7:00 A.M.

- Item 13 Easement to The Columbus Railway, Power and Light Company by deed of record in Deed Book 1069, Page 508 and Deed Book 1079, Page 225 is NOT located on the subject tract as shown hereon.
- Item 14 Blanket Easement by deed of record in Deed Book 1613, Page 352 is NOT located on the subject tract.  
Blanket Easement by deed of record in Deed Book 1613, Page 364 is located on the subject tract, and is partially released by Item 18 as shown hereon.
- Item 15 Easement to The State of Ohio by deed of record in Deed Book 2329, Page 158 is NOT located on the subject tract as shown hereon.
- Item 16 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2548, Page 547 is NOT located on the subject tract.
- Item 17 Easement by deed of record in Instrument Number 200203200070809 is NOT located on the subject tract.
- Item 18 Gasline Easement to Columbus Gas Transmission Corporation by deed of record in Instrument Number 200509200195877, being a partial release of a Blanket Easement in Item 14, is located on the subject tract as shown hereon.
- Item 19 Temporary Easement to State of Ohio by deed of record in Instrument Number is NOT located on the subject tract.

- = 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

RECEIVED

MAY 23 2006

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

**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.

**FLOOD NOTE:**  
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0181G (dated August 02, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain).

**CERTIFICATION:** Commitment No. 270060065

To The New Albany Company, LLC, Greenlee Nursing Home, Stewart Title Agency of Columbus & Stewart Title Guaranty Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, & 11(a) of Table A 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.



*Heather L. King* 5/23/06  
Professional Surveyor No. 8307



GRAPHIC SCALE  
(IN FEET)

<b>EMHT</b>		Date: May 23, 2006
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" = 100'
M C M X X V I		Job No: 2006-0751
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

I:\CHDATA1\PROJECT\PROJECT\20060751\DWG\60751AS.DWG\18X24 LANDSCAPE - 1 XREF: 3-3-06 STREETLIGHTS-CD - LAST SAVED BY THEBB [5/23/2006 9:46:23 AM] - PLOTTED BY THEBB [5/23/2006 9:46:24 AM]