

# ALTA/ACSM LAND TITLE SURVEY

## SECTION 13, TOWNSHIP 2, RANGE 16

### UNITED STATES MILITARY LANDS

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

1.990 ACRES

Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Section 13, Township 2, Range 16, United States Military Lands, being all of the remainder of the original 2.078 acre tract conveyed to Harold F. and Cecilia I. Hedrick by deed of record in Official Record 12298 C12, (all references refer to the records of the Recorder's Office, Franklin, County, Ohio) being more particularly described as follows:

BEGINNING at a 5/8 inch rebar found in the westerly right-of-way line of New Albany-Condit Road (S.R. 605) in the northerly line of said original 2.078 acre at the common corner of the 0.607 acre tract conveyed to The New Albany Company, LLC by deed of record in Instrument Number 200605230099864, the 0.091 acre tract conveyed as Parcel 86-WD to the State of Ohio by deed of record in Official Record 21798 C18 and the 0.137 acre tract conveyed as Parcel 82-WD to the State of Ohio by deed of record in Official Record 30275 G19, being South 04° 18' 06" West, a distance of 1393.64 feet from Franklin County Geodetic Survey Monument No. 5113 found at the centerline intersection of said New Albany-Condit Road (State Route 605) and Central College Road;

Thence South 11° 32' 54" East, a distance of 62.17 feet, with said westerly right-of-way line, to a 5/8 inch rebar found in the southerly line of said original 2.078 acre tract at the common corner of said 0.091 acre tract, the 0.189 acre tract conveyed as Parcel 81WD by deed of record in Official Record 21798 C14 and the remainder of the original 4.677 acre tract conveyed to Charles L. and Iva L. Hennebert by deed of record in Deed Book 3176, Page 321;

Thence with the line common to said original 2.078 and original 4.677 acre tracts, the following courses and distances:

North 86° 22' 16" West, a distance of 844.93 feet, to a point referenced by a 1/2 inch rebar found (0.24 feet North, 1.26 feet West);

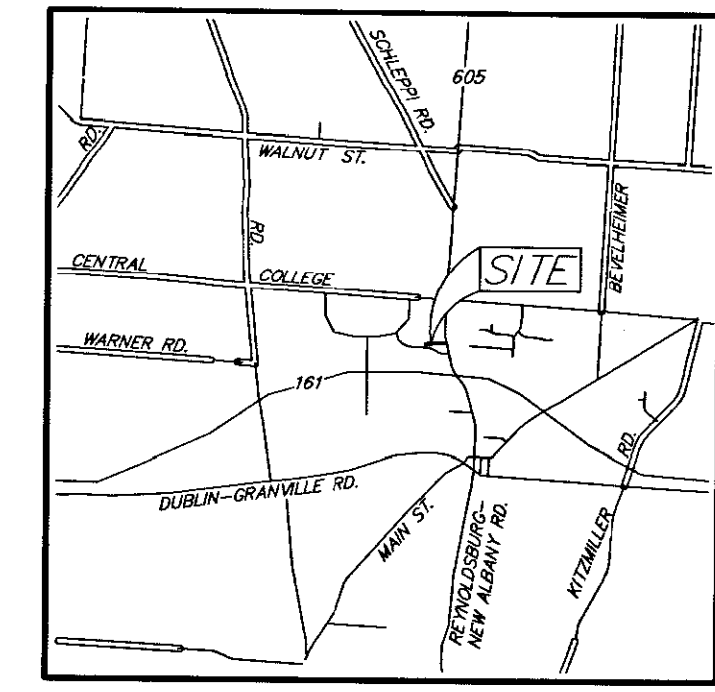
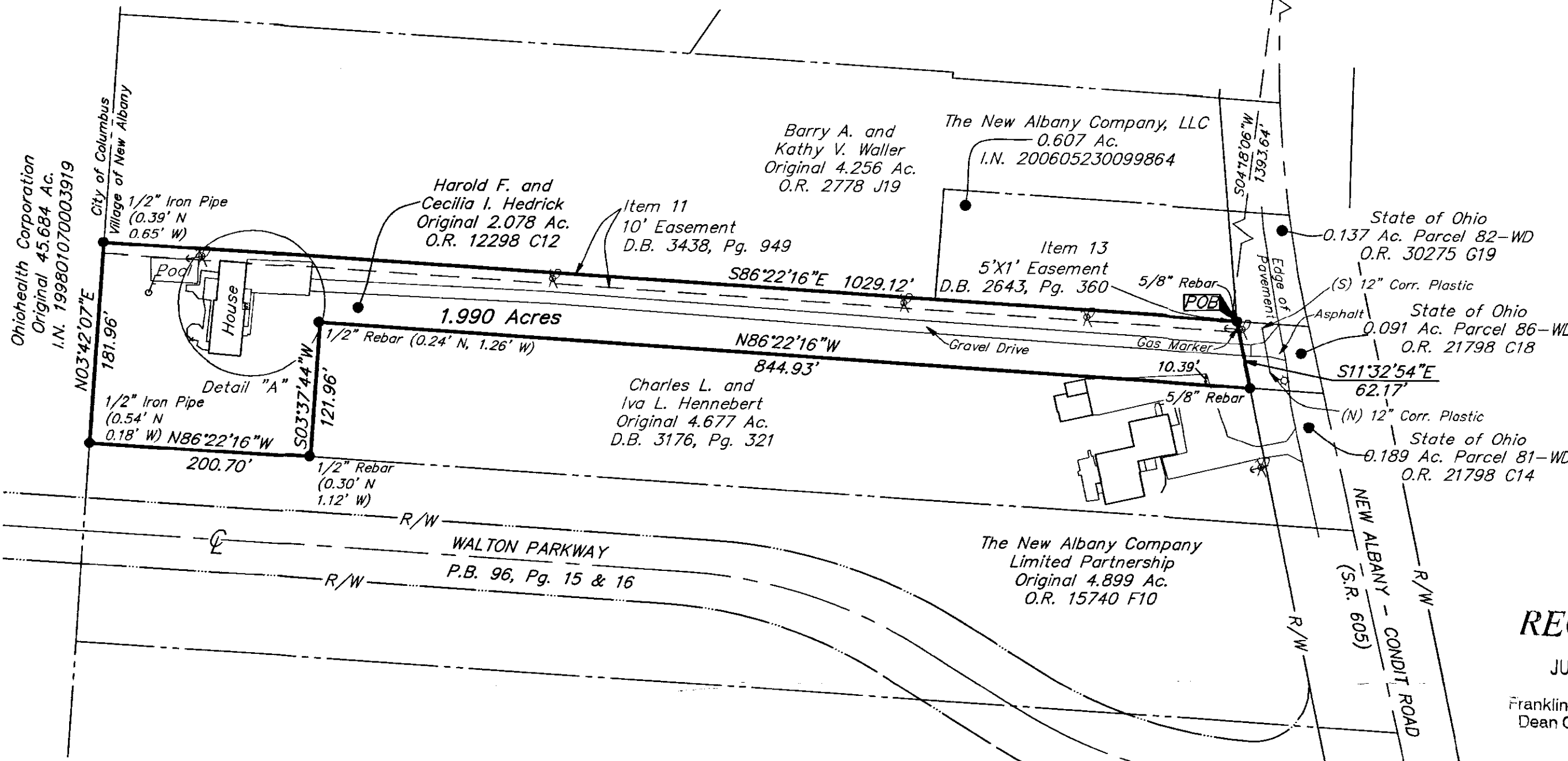
South 03° 37' 44" West, a distance of 121.96 feet, to a point in the northerly line of the original 4.899 acre tract conveyed to The New Albany Company Limited Partnership by deed of record in Official Record 15740 F10, at a common corner of said original 2.078 and original 4.677 acre tracts, referenced by a 1/2 inch iron rebar found (0.30 feet North, 1.12 feet West);

Thence North 86° 22' 16" West, a distance of 200.70 feet, with the line common to said original 2.078 and original 4.899 acre tracts, to a point in the easterly line of the original 45.684 acre tract conveyed to Ohiohealth Corporation by deed of record in Instrument Number 199801070003919, at a common corner of said original 2.078 and original 4.899 acre tracts, reference by a 1/2 inch iron pipe found (0.54 feet North, 0.18 feet West);

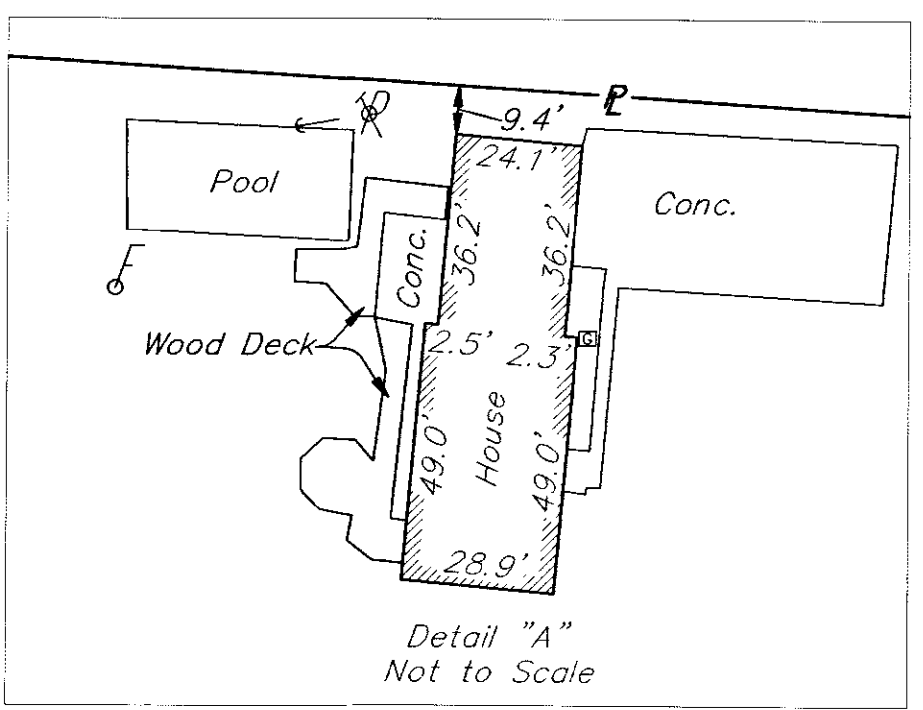
Thence North 03° 42' 07" East, a distance of 181.96 feet, with the line common to said original 2.078 and original 45.684 acre tracts, to a common corner of said original 2.078 acre tract and the original 4.256 acre tract conveyed to Barry A. and Kathy V. Waller by deed of record in Official Record 2778 J19, referenced by a 1/2 inch iron pipe found (0.39 feet North, 0.65 feet West);

Thence South 86° 22' 16" East, a distance of 1029.12 feet, with the northerly line of said original 2.078 acre tract and the southerly lines of said original 4.256 and 0.607 acre tracts, to the POINT OF BEGINNING, containing 1.990 acres, more or less.

**BASIS OF BEARINGS:** Bearings are based on the Ohio State Plane Coordinate System as per NAD83 South Zone (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5574 and FCGS 5113, with a portion of Central College Road having a bearing of South 86° 09' 36" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



**RECEIVED**  
 JUN 1 2006  
 Franklin County Engineer:  
 Dean C. Ringle, P.E., P.S.



- Schedule B Items from Title Commitment No. 270060082 issued by Stewart Title Guaranty Company with an effective date of May 11, 2006 at 7:00 A.M.
- Item 11 10' Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 3438, Page 949 is located on the subject tract as shown hereon.
  - Item 12 Blanket Easement to The Ohio Fuel Gas Company by deed of record in Deed Book 2064, Page 215 is located on the subject tract.
  - Item 13 5'x1' Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2643, Page 360 is located on the subject tract as shown hereon.
  - Item 14 Parcel is located in the area described in Agreement for Conditional Limited Time Gas Service by deed of record in Official Record 14020 E08.

**Note:**  
 Zoning information was not made available to the undersigned as of the date of this survey.

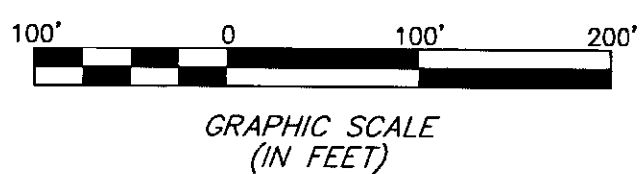
**Note:**  
 This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0183G.

**CERTIFICATION:** Commitment No. 270060082

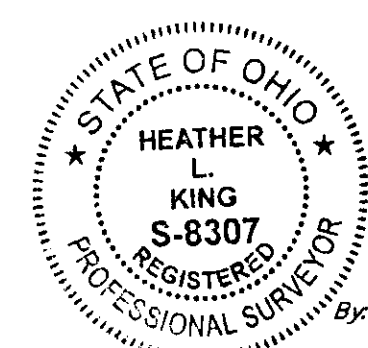
To Harold F. Hedrick and Cecilia L. Hedrick, The New Albany Company LLC, a Delaware limited liability company and Stewart Title Guaranty Company:

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, 6, 7(a), 8, 9, 10, 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.



- = 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

UTILITY LEGEND	
⚡	Flag Pole
⚡	Utility Pole
⚡	Guy Wire w/Anchor
⚡	Light Pole
⚡	Gas Meter
---	Centerline
---	Right of Way Line



By: *Heather L. King* 5/31/06  
 Professional Surveyor No. 8307

<b>EMHT</b> Evans, Mechwart, Hambleton & Tillon, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.4600	Date: May 31, 2006	
	Scale: 1" = 100'	
	Job No: 2006-0920	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

I:\CMHDATA\1\SURVEY\PROJECT\20060920\DWG\60920AS.DWG-1B24 LANDSCAPE - NO XREFS - LAST SAVED BY JIAMS [5/31/2006 2:00:25 PM] - PLOTTED BY JIAMS [5/31/2006 2:00:25 PM]