

ALTA/ACSM LAND TITLE SURVEY

QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16

UNITED STATES MILITARY LANDS

VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO

1.119 Acres

Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Quarter Township 1, Township 2, Range 16, United States Military Lands, being all of the 1.119 acre tract conveyed to Willis G. Houck and Maxine K. Houck by deed of record in Deed Book 3369, Page 347 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at Franklin County Geodetic Survey Monument Number 2280, found in the centerline of Central College Road, as dedicated in Road Record 7, Page 420, being the northwesterly corner of "Clearcreek", a subdivision of record in Plat Book 53, Page 26;

Thence South 03° 22' 07" West, a distance of 325.00 feet, across the right-of-way of said Central College Road, and with the westerly line of Lot 1 of said "Clearcreek" Subdivision and with a westerly line of the 8.047 acre tract conveyed to Abercrombie & Fitch Management Co. by deed of record in Instrument Number 200608100158207, to an iron pin set at a northeast corner of the 1.982 acre tract conveyed to Abercrombie & Fitch Management Co. by deed of record in Instrument Number 200608100158210;

Thence North 86° 31' 02" West, a distance of 150.00 feet, with a northerly line of said 1.982 acre tract, to an iron pin set;

Thence North 03° 22' 07" East, a distance of 325.00 feet, with an easterly line of said 1.982 acre tract and across the right-of-way of said Central College Road, to a magnetic nail set in the centerline of said Road;

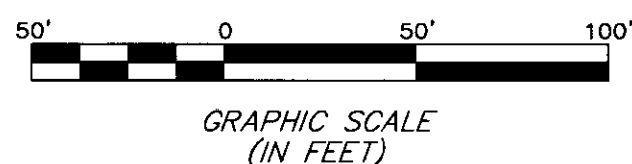
Thence South 86° 31' 02" East, a distance of 150.00 feet, with the centerline of said Central College Road to the POINT OF BEGINNING, containing 1.119 acres more or less;

Note:
This description more clearly describes the subject tract as delineated in the deed of record in Deed Book 3369, Pg. 347.

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 FCGS 2258 & FCGS 2280, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and having a bearing between them of South 86° 31' 02" East for a portion of the centerline of Central College Road.

Note:
The subject tract is contiguous with the Abercrombie & Fitch Co. and McCaffrey tracts as shown hereon.

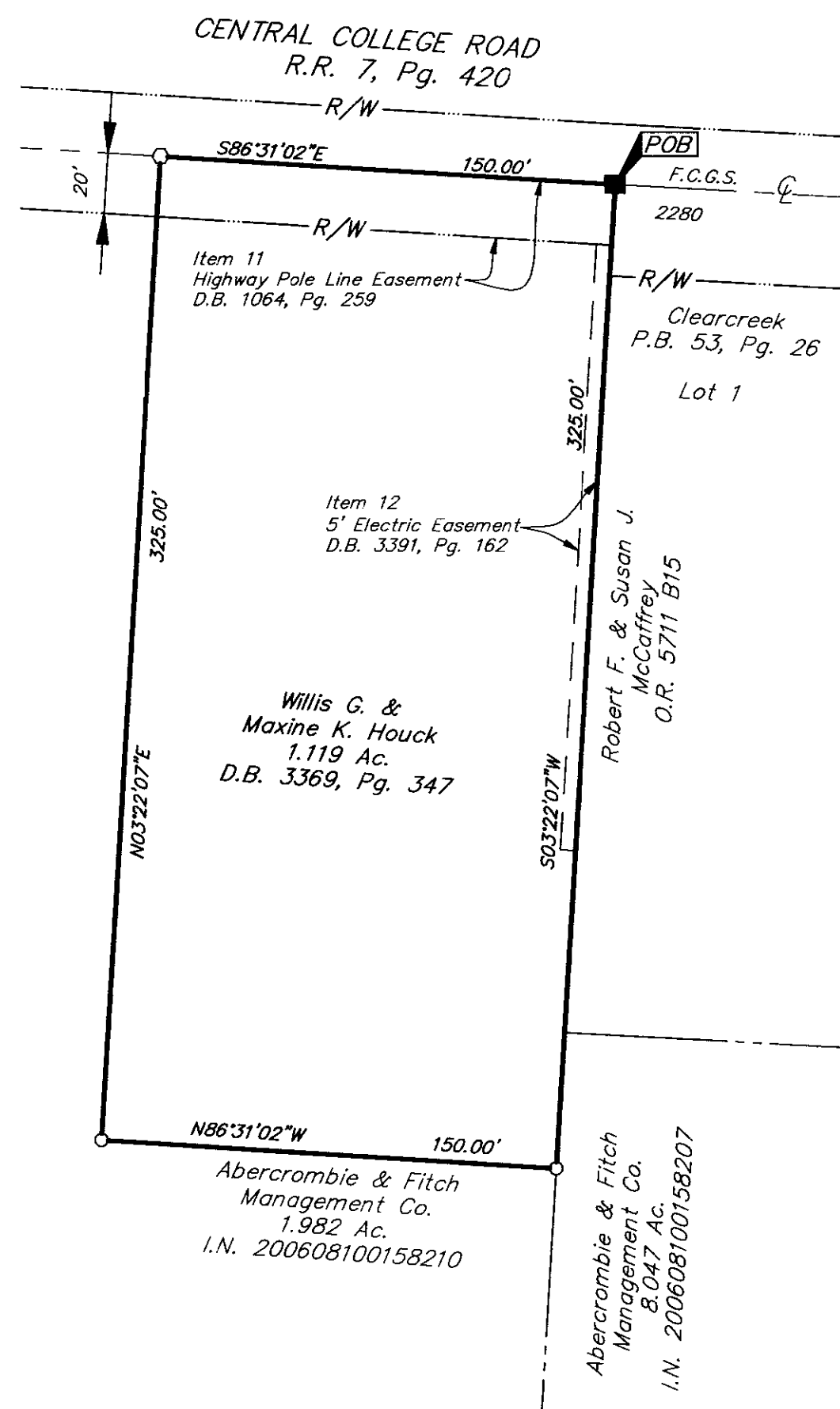
- = STONE FND.
 - = MON. FND.
 - = 3/4" I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
 - ▲ = R.R. SPK. FND.
 - △ = R.R. SPK. SET
 - = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



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

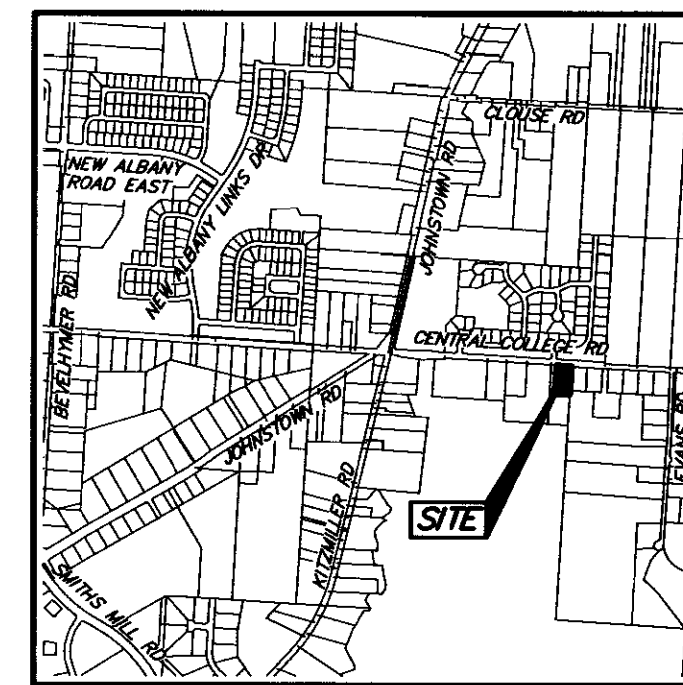
Note:
This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

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 she does certify that they are located as accurately as possible from information available.



According to the Federal Emergency Management Agency's Flood Insurance Map (dated August, 02, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0182G.

UTILITY LEGEND	
⊙ = Utility Pole	□ = Cable TV Pedestal
⊕ = Power Pole	□ = Telephone Pedestal
■ = Catch Basin	☐ = Mail Box
⊗ = Electric Meter	--- = Fence
⊠ = Electric Transformer	--- UGE --- = Underground Electric
● = Gas Marker Post	--- STM --- = Storm Line
⊠ = Propane Tank	--- = Centerline
⊗ = Cistern	--- R/W --- = Right of Way Line



LOCATION MAP
NOT TO SCALE

Note:
The subject tract has access to Central College Road, a publicly-dedicated roadway.

Schedule B Items from Title Commitment No. 120052587 issued by Stewart Title Guaranty Company with an effective date of August 14, 2006 at 7:00 A.M.

Item 11 Highway Pole Line Easement to The Columbus Railway, Power and Light Company of record in Deed Book 1064, Page 259 is located on the subject tract as shown hereon.

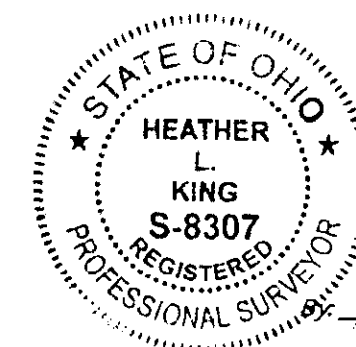
Item 12 5' Electric Easement to The Columbus and Southern Ohio Electric Company of record in Deed Book 3391, Page 162 is located on the subject tract as shown hereon.

Item 13 Blanket Gas Easement to The Ohio Fuel Supply Company of record in Miscellaneous Record 4, Page 174, as assigned Columbia Gas of Ohio, Inc. of record in Deed Book 2548, Page 90, is located on the subject tract.

CERTIFICATION: Commitment No. 120052587

To Stewart Title Guaranty Company, Willis G. & Maxine K. Houck and Zenith Holding and Trading Corporation:

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, 8, 11(a) & 13 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.



Professional Surveyor No. 8307

EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.4800	Date: September 14, 2006
	Scale: 1" = 50'
	Job No: 2006-1911
	Sheet: 1 of 1
REVISIONS	
M C M X X V I	
MARK	DATE
DESCRIPTION	

I:\COMDATA\PROJECT\20061911\DWG\61911AS20.DWG<TBX24 LANDSCAPE> - NO XREFS - LAST SAVED BY JAMS [9/14/2006 7:49:34 AM] - PLOTTED BY PSINGLETON [9/18/2006 3:14:48 PM]