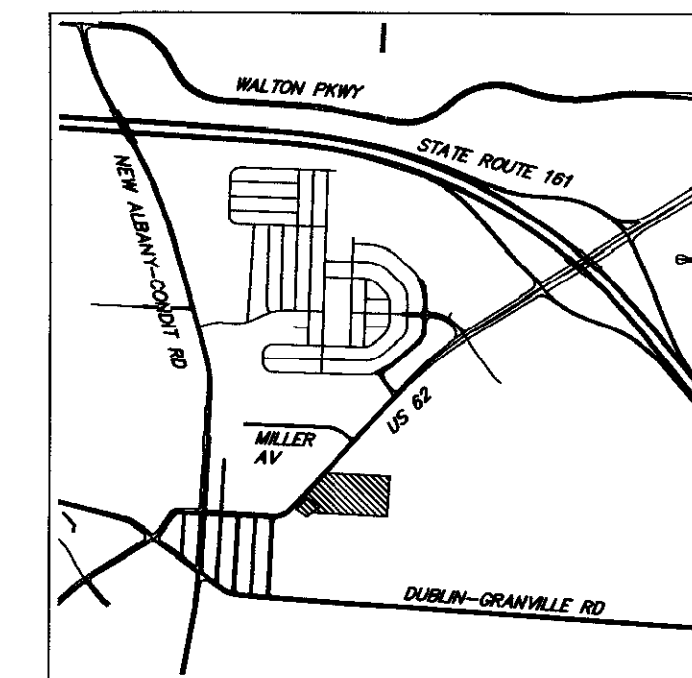


**ALTA/ACSM LAND TITLE SURVEY**  
**LOT 39, QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 16**  
**UNITED STATES MILITARY LANDS**  
**VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO**



**RECEIVED**

MAR 26 2007

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

4.390 Acres

Situate in the State of Ohio, County of Franklin, Village of New Albany, lying in Lot 39, Quarter Township 4, Township 2, Range 16, United States Military Lands, being all of the 4.087 acre tract conveyed to Krasinski Family Limited Partnership by deed of record in Instrument Number 199712110135230, and all of the 0.299 acre tract conveyed to Krasinski Family Limited Partnership by deed of record in Instrument Number 199712110165238, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at a railroad spike found in the centerline of East Main Street (Columbus-Johnstown Road, U.S. 62) at the westerly corner of said 4.087 acre tract;

Thence North 42° 56' 28" East, a distance of 171.84 feet, partially with the centerline of said East Main Street, partially with the tangent of a curve in said centerline and with a northwesterly line of said 4.087 acre tract, to a magnetic nail set at the point of intersection of said curve in the centerline of said East Main Street;

Thence North 42° 01' 28" East, a distance of 65.53 feet, partially with the tangent of said curve, partially with the centerline of said East Main Street and with a northwesterly line of said 4.087 acre tract, to a magnetic nail set at the southwest corner of the 1.072 acre tract conveyed to The New Albany Company, LLC by deed of record in Instrument Number 200012270260434;

Thence South 87° 25' 02" East, a distance of 496.66 feet, with the line common to said 4.087 and 1.072 acre tracts, to a 3/4 inch iron pipe found in the westerly line of the tract conveyed to The New Albany Company, LLC by deeds of record in Official Record 12773 E02 and Instrument Number 19981120289607;

Thence South 03° 28' 38" West, a distance of 142.60 feet, with the line common to said 4.087 acre tract and The New Albany Company, LLC tract, to a 3/4 inch iron pipe found at the northwest corner of the 3.993 acre tract conveyed to The New Albany Company, LLC by deeds of record in Official Records 14004 A09 and 21256 E01 and Instrument Number 19981120289607;

Thence South 03° 13' 08" West, a distance of 170.25 feet, with the line common to said 4.087 and 3.993 acre tracts, passing at 169.96 feet a 3/4 inch iron pipe found, to a point at the northeast corner of the 5.874 acre tract conveyed to The New Albany Company, LLC by deed of record in Instrument Number 200702200029937;

Thence North 87° 10' 54" West, a distance of 444.27 feet, with the line common to said 4.087 and 5.874 acre tract, to a point at the northeast corner of the 0.677 acre tract conveyed to Thomas D. and Vicki P. Gilbert by deed of record in Official Record 25639 A04;

Thence North 87° 15' 11" West, a distance of 132.36 feet, with the line common to said 4.087 and 0.677 acre tract, passing at 0.42 feet a 3/4 inch iron pipe found, to a 3/4 inch iron pipe capped "HOY" found in the easterly line of said 0.299 acre tract;

Thence South 50° 32' 06" West, a distance of 51.80 feet, with the southeasterly line of said 0.299 acre tract, a northwesterly line of said 4.087 acre tract and a northwesterly line of said 0.677 acre tract, to a point referenced by a 3/4 inch iron pipe found (0.47 feet North, 0.14 feet East);

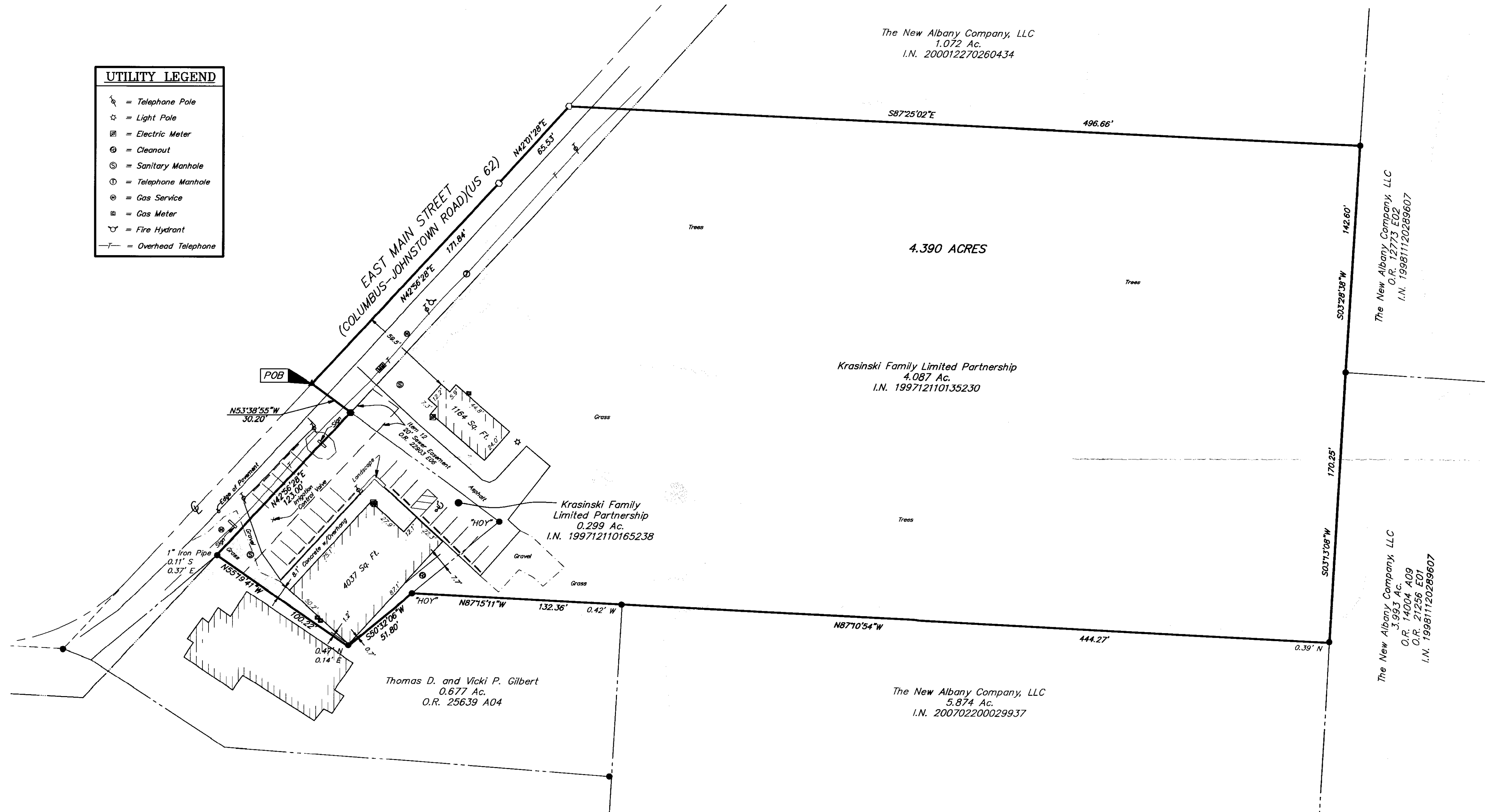
Thence North 55° 19' 41" West, a distance of 100.22 feet, with the line common to said 0.299 and 0.677 acre tracts, to a point in said southeasterly right-of-way line, being referenced by a 1 inch iron pipe found (0.11 feet South, 0.37 feet East);

Thence North 42° 56' 28" East, a distance of 123.00 feet, with said southeasterly right-of-way line and the northwesterly line of said 4.087 acre tract, to a magnetic nail found in the southwesterly line of said 4.087 acre tract;

Thence North 53° 38' 55" West, a distance of 30.20 feet, across the right-of-way of said East Main Street and with the southwesterly line of said 4.087 acre tract, to the TRUE POINT OF BEGINNING, containing 4.390 acres, more or less.

**UTILITY LEGEND**

- ☐ = Telephone Pole
- ☆ = Light Pole
- ⊗ = Electric Meter
- ⊙ = Cleanout
- ⊕ = Sanitary Manhole
- ⊖ = Telephone Manhole
- ⊗ = Gas Service
- ⊕ = Gas Meter
- ⊖ = Fire Hydrant
- = Overhead Telephone



**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.

**Note:** Subject tracts are zoned C2: General Business.

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

**FLOOD STATEMENT:** 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. 39049 C0183 G.

**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 FRANK 80 & FRANK 180, having a bearing of North 42° 56' 28" East for a portion of the centerline of East Main Street (Columbus-Johnstown Road, U.S. 62), established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

**Note:** Parking area, Landscaping and Sign encroach into the right-of-way of East Main Street.

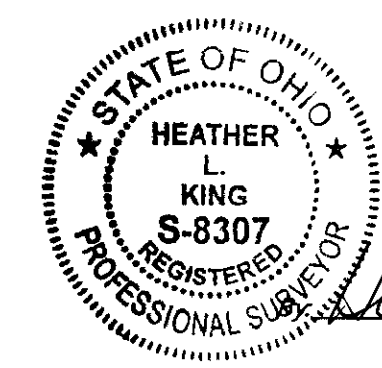
Schedule B Items from Title Commitment No. 270070025 issued by Stewart Title Guaranty Company with an effective date of March 2, 2007 at 7:00 A.M.

Item 12 20' Sewer Easement to the City of Columbus of record in Official Record 22903 E06 is located on the subject tract as shown hereon.

**CERTIFICATION:** Commitment No. 270070025

To Krasinski Family Limited Partnership, The New Albany Company, LLC, a Delaware limited liability company, Stewart Title Guaranty Company, and Stewart Title Agency of Columbus:

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, 7(a), 7(b)(1), 8, 10, 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.



*Heather L. King* 3/23/07  
 Professional Surveyor No. 8307

<b>EMHT</b>		Date: March 23, 2007
Evans, Mechwart, Hamilton & Tilton, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4800 Fax: 614.775.4800		Scale: 1" = 40'
M C M X X V I		Job No: 2007-0462
		Sheet: 1 of 1
<b>REVISIONS</b>		
MARK	DATE	DESCRIPTION

C:\DATA\1\SURVEY\PROJECT\20070462\DWG\70462A.DWG-C2K36 LANDSCAPE - 2 AREAS: 3013.DOC, 0150745 - LAST SAVED BY HWING [3/23/2007 1:25:06 PM] - PLOTTED BY HWING [3/23/2007 1:25:06 PM]