

ALTA/ACSM LAND TITLE SURVEY

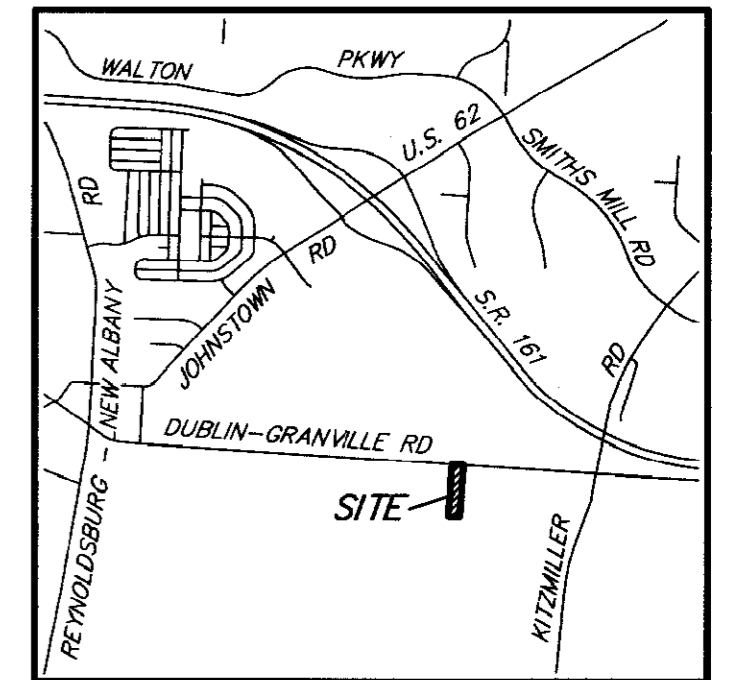
LOT 27, QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 16

UNITED STATES MILITARY LANDS

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

RECEIVED

APR 17 2008
Franklin County Engineer
Dean C. Rindie P.E./P.S.



LOCATION MAP
NOT TO SCALE

1.456 ACRES

Situate in the State of Ohio, County of Franklin, Village of New Albany, lying in Lot 27, Quarter Township 4, Township 2, Range 16, United States Military Lands, being all of the 1.457 acre tract conveyed to Harry J. Rauch and Betty J. Rauch by deed of record in Instrument Number 200011080226990, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 6609 Reset found at the intersection of the centerline of Dublin-Granville Road with the original centerline of Kitzmiller Road, as referenced in State of Ohio Right-of-way Plan FRA-161-16.75/LJC-161-0.00, Page 40 of 64;

Thence North 86° 17' 57" West, a distance of 1238.25 feet, with the centerline of said Dublin-Granville Road, to a railroad spike found;

Thence North 86° 20' 44" West, a distance of 187.55 feet, continuing with the centerline of said Dublin-Granville Road, to a magnetic nail set at the common corner of said 1.457 acre tract and the 1.456 acre tract conveyed to The New Albany Company LLC by deeds of record in Official Records 19466101 and 21256E01 and Instrument Number 19981120289607, the TRUE POINT OF BEGINNING;

Thence South 03° 59' 17" West, a distance of 529.45 feet, with the line common to said 1.457 and 1.456 acre tracts, (passing at 29.73 feet a 3/4 inch rebar in concrete found) to a 3/4 inch rebar in concrete found in a northerly line of the 62.288 acre tract conveyed to The New Albany Company LLC by deeds of record in Official Record 14554B14 and Instrument Number 19981120289607;

Thence North 86° 20' 37" West, a distance of 119.80 feet, with the line common to said 1.457 and 62.288 acre tracts, to an iron pin set at the southeast corner of the 2.920 acre tract conveyed to The New Albany Company LLC by deeds of record in Instrument Numbers 199807080170488 and 19981120289607;

Thence North 03° 59' 17" East, a distance of 529.44 feet, with the line common to said 1.457 and 2.920 acre tracts, to a magnetic nail set in the centerline of said Dublin-Granville Road at the common corner thereof;

Thence South 86° 20' 44" East, a distance of 119.80 feet, with the centerline of said Dublin-Granville Road and the northerly line of said 1.457 acre tract, to the TRUE POINT OF BEGINNING, containing 1.456 acres, more or less.

ZONING NOTE:

The subject tract is zoned R-1 (Residential Estate District).

NOTE:

Bearings and distances within parenthesis denote description bearings and distances.

OCCUPATION NOTE:

Occupation, in general, fits survey.

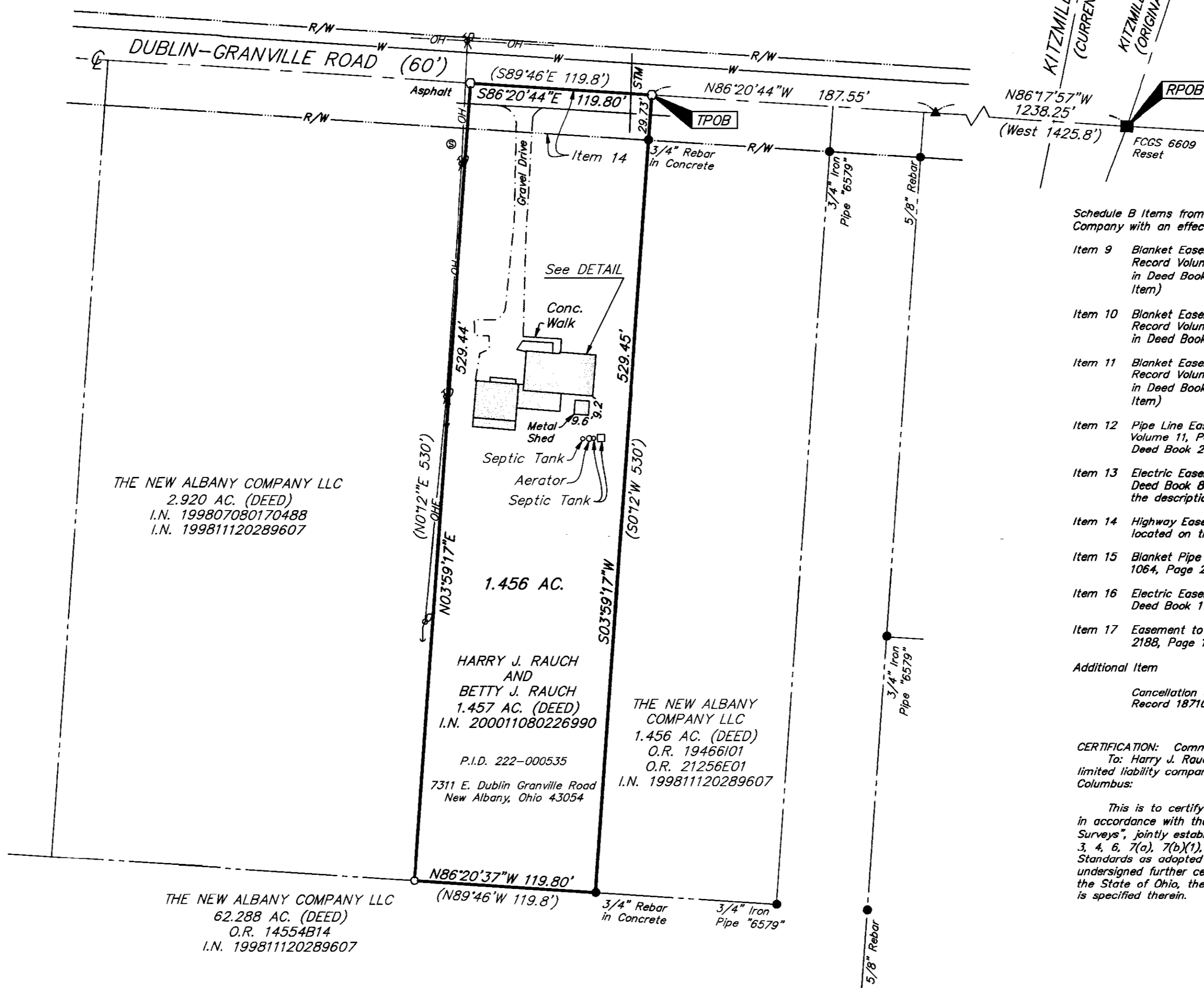
BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD 83 (South Zone, 1986 adjustment). Control for bearings was from coordinates of monuments 6609 Reset and 7706, with a bearing of North 86° 20' 44" West for a portion of the centerline of Dublin Granville Road, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

FEMA NOTE: 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. 39049C0483 G.

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.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



Schedule B Items from Title Commitment No. 270080073 issued by Stewart Title Guaranty Company with an effective date of April 1, 2008 at 7:00 A.M.

- Item 9 Blanket Easement to The Ohio Fuel Supply Company of record in Miscellaneous Record Volume 4, Page 168, as assigned to The Ohio Fuel Gas Company of record in Deed Book 2548, Page 90 is NOT located on the subject tract. (See Additional Item)
- Item 10 Blanket Easement to The Ohio Fuel Supply Company of record in Miscellaneous Record Volume 4, Page 170, as assigned to The Ohio Fuel Gas Company of record in Deed Book 882, Page 27 is located on the subject tract.
- Item 11 Blanket Easement to The Ohio Fuel Supply Company of record in Miscellaneous Record Volume 9, Page 255, as assigned to The Ohio Fuel Gas Company of record in Deed Book 2548, Page 9, is NOT located on the subject tract. (See Additional Item)
- Item 12 Pipe Line Easement to Ohio Fuel Supply Co. of record in Miscellaneous Record Volume 11, Page 273, as assigned to The Ohio Fuel Gas Company of record in Deed Book 2548, Page 90, is NOT located on the subject tract.
- Item 13 Electric Easement to The Columbus Railway, Power and Light Company of record in Deed Book 897, Page 89 is located on the subject but can not be plotted from the description provided.
- Item 14 Highway Easement to The State of Ohio of record in Deed Book 1002, Page 50 is located on the subject tract as shown hereon.
- Item 15 Blanket Pipe Line Easement to Sinclair Refining Company of record in Deed Book 1064, Page 299 is located on the subject tract.
- Item 16 Electric Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1127, Page 639 is NOT located on the subject tract.
- Item 17 Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2188, Page 138 is NOT located on the subject tract.

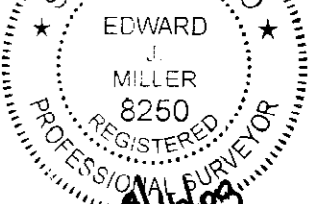
Additional Item

Cancellation of Rights of Way by Columbia Gas of Ohio, Inc. of record in Official Record 18710H05 refers to Items 9 and 11.

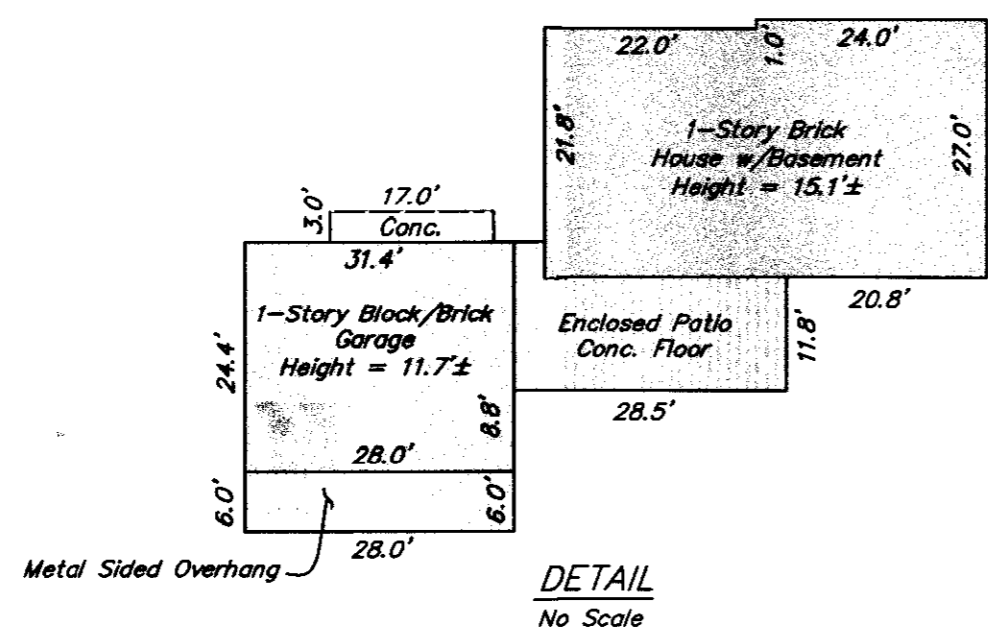
CERTIFICATION: Commitment No. 270080073

To: Harry J. Rauch and Betty J. Rauch, 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, 6, 7(a), 7(b)(1), 7(c), 8, 10, and 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.

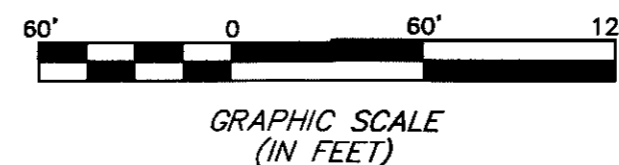


By: *Edward J. Miller*
Professional Surveyor No. 8250



LEGEND	
▲	= R.R. SPK. FND.
■	= MON. FND.
●	= I.P. FND.
○	= I.P. SET
●	= MAG. NAIL FND.
○	= MAG. NAIL SET
⬇	= Guy Wire w/Anchor
⊙	= Sanitary Manhole
⊗	= Utility Pole
⚡	= Power Pole
—O—	= Overhead Electric
—OH—	= Overhead Wires
—C—	= Centerline
—R/W—	= Right-of-Way Line
---	= Adjacent Property Line

- ▲ = R.R. SPK. FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- I.P. Set are 13/16" I.D. iron pipes with cap inscribed EMHT INC



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: April 11, 2008
		Scale: 1" = 60'
		Job No: 2008-0647
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION
HLK	4/14/08	Added new description
HLK	4/16/08	Revisions per county comments

C:\MHD\DATA1\SURVEY\PROJECT\20080647\DWG\80647AS.DWG<18124 LANDSCAPE> - NO XREFS - LAST SAVED BY HKING [4/16/2008 12:51:16 PM] - PLOTTED BY HKING [4/16/2008 12:51:16 PM]