

ALTA/ACSM LAND TITLE SURVEY
LOT 16, SECTION 8
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16
UNITED STATE MILITARY LANDS
VILLAGE OF NEW ALBANY, FRANKLIN COUNTY, OHIO

7.067 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 that original 128.316 acre tract as conveyed to New Albany Company, LLC by deed of record Instrument Number 200211120287419 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, for reference, at a 1 inch iron pipe with an aluminum cap found at the southeast corner of the 21.872 acre tract conveyed to Nationwide Mutual Insurance Company by deed of record in Instrument Number 200811260171024, being at the southwesterly corner of "Upper Clarenton Section 1", a subdivision of record in Plat Book 108, Page 38, and in the northerly line of "New Albany Links Section 2", a subdivision of record in Plat Book 92, Page 80;

thence North 86° 16' 25" West, with the southerly line of said 21.872 acre tract, partially the northerly line of said "New Albany Links Section 2" and "New Albany Links Section 7 Part 2 Second Amended", a subdivision of record in Plat Book 104, Page 32, a distance of 872.85 feet to a 5/8 inch rebar found on the easterly line of said Section 8 and the easterly line of said 128.316 acre tract at the northwest corner of said New Albany Links Section 7 Part 2 Second Amended, being the TRUE POINT OF BEGINNING;

thence South 03° 37' 00" West, with the line common to said 128.316 acre tract and Reserve "Q" of said "New Albany Links Section 7 Part 2 Second Amended", a distance of 583.00 feet to an iron pin set on the northerly right-of-way line of New Albany Road East as shown for record in Plat Book 107, Page 90.

thence North 86° 16' 25" West, with said northerly right-of-way line, a distance of 528.00 feet to an iron pin set;

thence North 03° 37' 00" East, across said original 128.316 acre tract, a distance of 583.00 feet to an iron pin set on the southerly line of that 23.507 acre tract conveyed to Nationwide Mutual Insurance Company by deed of record in Instrument Number 200811260171024;

thence South 86° 16' 25" East, with the southerly line of said 23.507 acre tract, a distance of 528.00 feet to the TRUE POINT OF BEGINNING and containing 7.067 acres of land, more or less.

BASIS OF BEARINGS:

Bearings are based on the Ohio State Plane Coordinate System per NAD83. Control for bearings was from coordinates of monuments FRANK 80 and FRANK 180, having a bearing of North 85° 57' 24" West, as established by the Franklin County Engineering Department.

FEMA NOTE:

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated June 17, 2008), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0206K.

SURVEY NOTE:

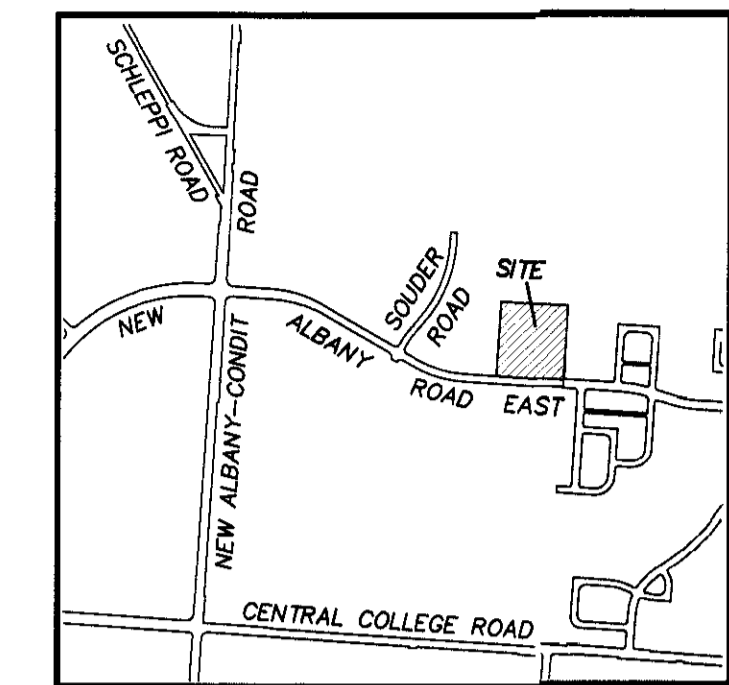
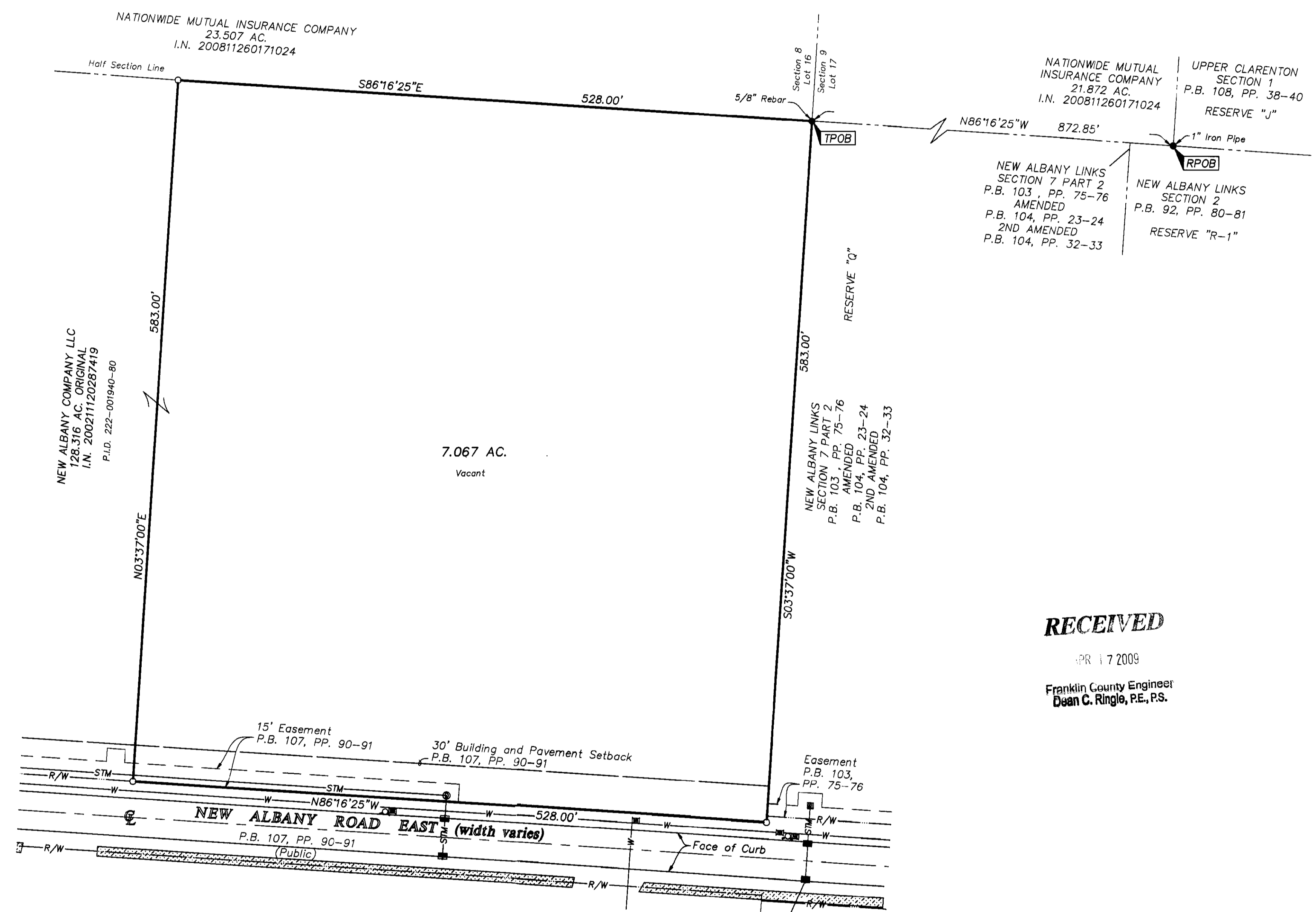
This survey was prepared using documents of record, prior plats of survey, and actual field surveys performed in October 2002, July 2003, August 2004 and March 2009.

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.

ZONING NOTE:

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

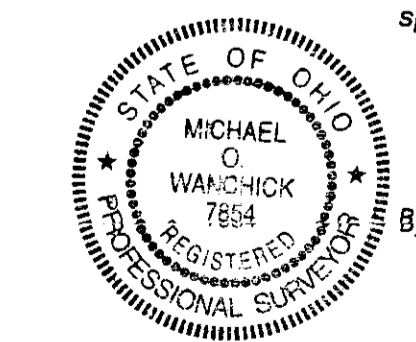


- Schedule B Items from Title Commitment No. 120090964 issued by Stewart Title Guaranty Company with an effective date of March 16, 2009 at 7:00 A.M.
- Item 10 Declaration of Covenants and Restrictions for The New Albany Community Authority of record in Official Record 1699C04; Acceptance of Duties by The New Albany Community Authority of record in Official Record 23377F07; Twelfth Supplemental Declaration of record in Instrument Number 199708070065898; Designation of Successor Declarant of record in Instrument Number 199810200268024; and further amended by the 21st Supplement of record in Instrument Number 200405260121184 and the 28th Supplement of record in Instrument Number 200612180250324. The subject tract is part of the area described in said Declaration.
 - NOTE: The Declaration of Covenants and Restrictions for The New Albany Community Authority of record in Official Record 1699C04, as amended, provides for Community Development Charges to be levied against all lands in The New Albany Community District. These charges will be assessed by the Community Authority and certified to the Franklin County Treasurer to be collected with the semi-annual real estate tax payments. No liability by insurer in regard to any such charges assessed against the subject premises.
 - Item 11 Declaration of Restrictive Covenant of record in Instrument Number 200503160048342. The subject tract is part of the area described in said Declaration.
 - Item 12 Building setback lines and easements for public utilities as shown on the recorded plat of New Albany Road East and Souder Road Dedication and Easements of record in Instrument Number 200510180219192. The building setback lines and easements affect subject tract and are shown hereon.
 - Item 13 Easement and Right-of-Way of Columbus Southern Power of record in Instrument Number 200802040017127. The Easement and Right-of-Way are NOT located on the subject tract.

RECEIVED
 APR 17 2009
 Franklin County Engineer
 Dean C. Ringle, P.E., P.S.

CERTIFICATION: Commitment No. 120090964
 To: The New Albany Company LLC, Motorists Mutual Insurance Company, and Stewart Title Guaranty Company;

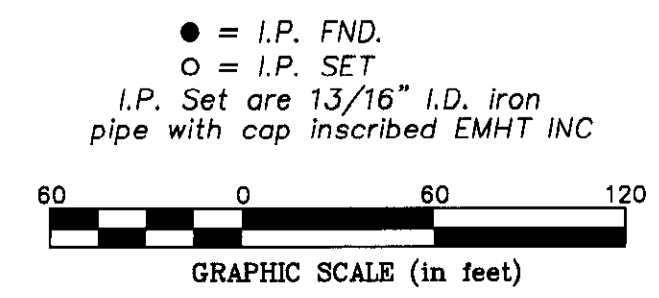
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 11(b) and 13 of Table A thereof. 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.



By: *Michael G. Wanchick* 3/24/09
 Michael G. Wanchick
 Professional Surveyor No. 7854

LEGEND

⊕	= Storm Manhole
⊙	= Curb Inlet
⊕	= Fire Hydrant
⊕	= Water Valve
—STM—	= Storm Drain Line
—W—	= Water Line
▨	= Asphalt Walk
—	= Centerline
—R/W—	= Right-of-Way Line
- - -	= Adjacent Property Line



EMHT		Date: March 24, 2009
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5300 New Albany Road, Columbus, OH 43054 Phone: 614.775.4200 Fax: 614.775.4800		Scale: 1" = 60'
M C M X X V I		Job No: 2009-0356
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

\\CAMH040\1\SURVEY\PROJECT\20090356\DWG\90356S.DWG-24X36 LANDSCAPE - 1 XREF: AERIAL - LAST SAVED BY: BHANNING [4/16/2009 12:19:24 PM] - PLOTTED BY: BHANNING [3/24/2009 1:35:58 PM]