

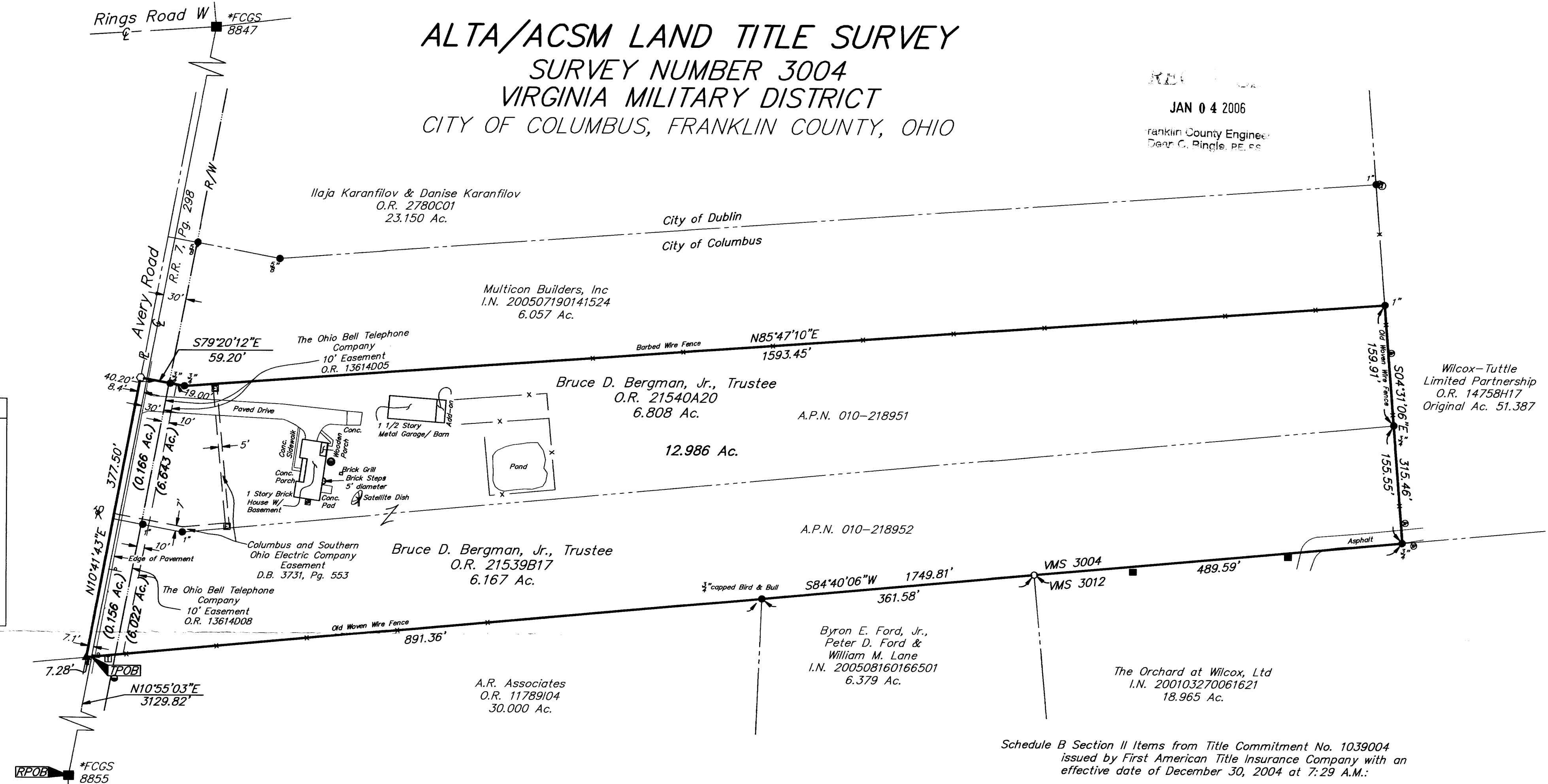
# ALTA/ACSM LAND TITLE SURVEY

## SURVEY NUMBER 3004

### VIRGINIA MILITARY DISTRICT

#### CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

JAN 04 2006  
Franklin County Engineer  
Dean C. Ringle, P.E., P.S.



**UTILITY LEGEND**

- = Catch Basin
- ⊗ = Utility Pole
- ⊙ = Telephone Marker Post
- = Telephone Pedestal
- ⊞ = Electric Meter
- ⊞ = Electric Transformer
- ⊙ = Water Well
- ⊙ = Gas Marker Post
- = Sign
- x — = Fence

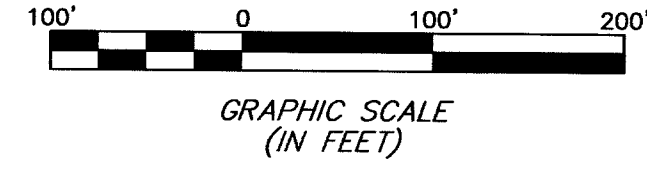
\\C:\DATA1\PROJECT\20052136\DWG\52136AL.TA.DWG<18/24 LANDSCAPE> - NO XREFS - LAST SAVED BY PSINGLETON [1/3/2006 1:03:01 PM] - PLOTTED BY PSINGLETON [1/3/2006 1:03:02 PM]

\* Centerline of Avery Road held as a straight line from FCGS 8855 to FCGS 8847 and bearing North 10° 55' 03" East, 5047.79 feet.

Note:  
The subject parcel is zoned Residential (R) per the City of Columbus, Ohio.

**BASIS OF BEARINGS:** Bearings are based on the Ohio State Plane Coordinate System per NAD83 (1986 adjustment), South Zone. Control for bearings was from coordinates of monuments FCGS 8876 & FCGS 2221, having a bearing of North 88° 53' 20" East, as established by the Franklin County Engineering Department.

- = 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 1 3/16" I.D. iron pipe with cap inscribed EMHT INC



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. 39049C0108G and Community Panel No. 39049C0109G.

**UTILITY STATEMENT:**  
The utilities shown hereon have been located from field survey information and/or 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.

**CERTIFICATION:** Commitment No. 1039004  
To: The Epcor Group, Inc, The Talon Group, and First American Title Insurance Company

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 3, 4, 8, 10, 11a, & 13 of Table A "Optional Survey Responsibilities & Specifications" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

RECEIVED

JAN 04 2006  
Franklin County Engineer  
Dean C. Ringle, P.E., P.S.



By: *Heather L. King* 1/3/06  
Professional Surveyor No. 8307

Schedule B Section II Items from Title Commitment No. 1039004 issued by First American Title Insurance Company with an effective date of December 30, 2004 at 7:29 A.M.:

- Item 11 Easement for Highway Purposes to the County of Franklin in Deed Book 3642, Page 463 is not located on the subject parcel.
- Item 12 Easement for facilities to Columbus and Southern Ohio Electric Company in Deed Book 3731, Page 553 is located on the subject parcel as shown hereon.
- Item 13 Easement for electric transmission line to Ohio-Midland Light and Power Company of Canal Winchester, Ohio in Deed Book 1162, Page 127 cannot be located from description provided.
- Item 14 Easement for communication facilities to The Ohio Bell Telephone Company in Official Record 13614D05 is located on the subject parcel as shown hereon.
- Item 15 Easement for communication facilities to The Ohio Bell Telephone Company in Official Record 13614D08 is located on the subject parcel as shown hereon.

<b>EMHT</b> 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: December 29, 2005
		Scale: 1" = 100'
		Job No: 2005-2136
		Sheet: 1 of 1
<b>REVISIONS</b>		
MARK	DATE	DESCRIPTION