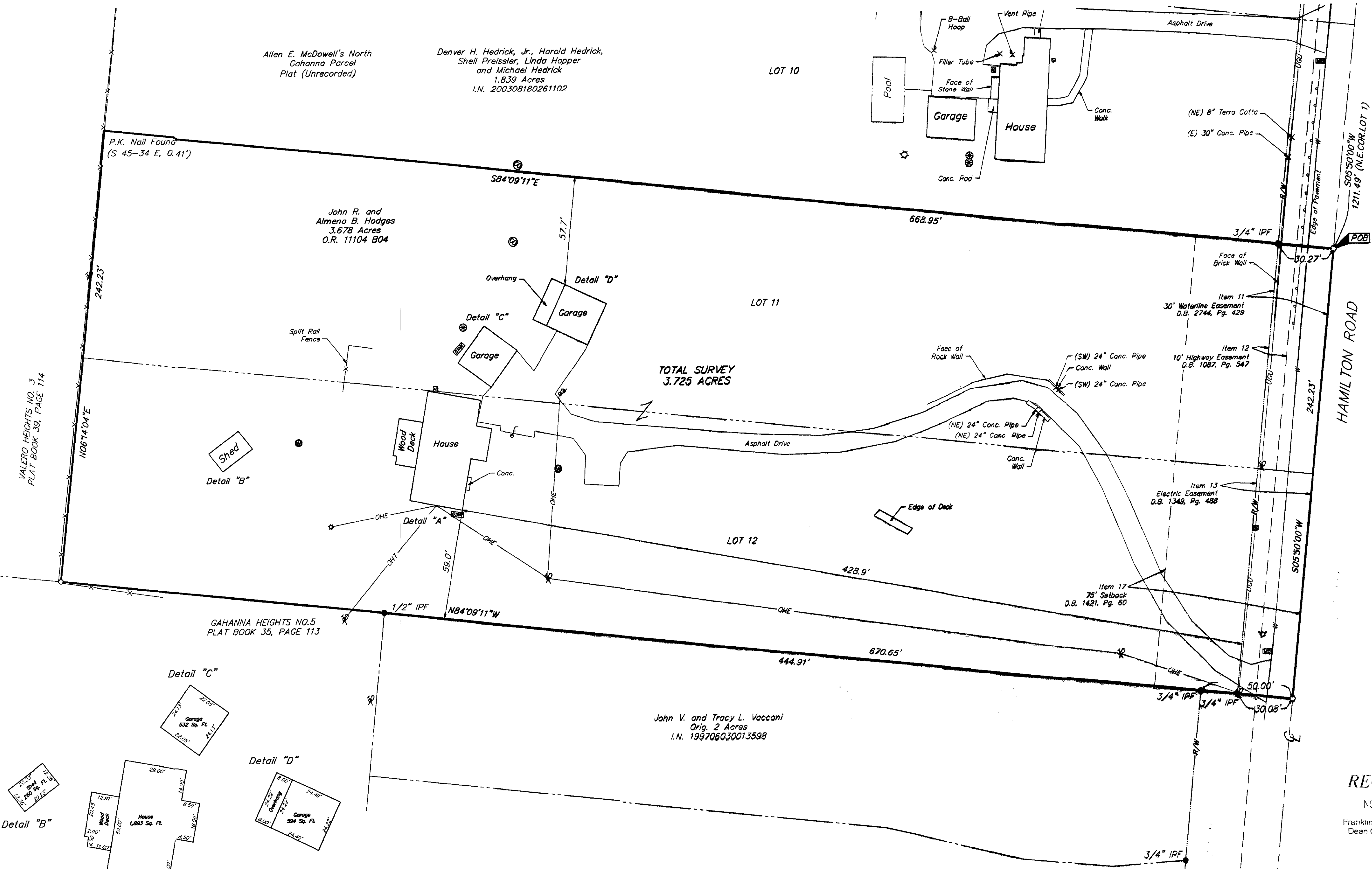
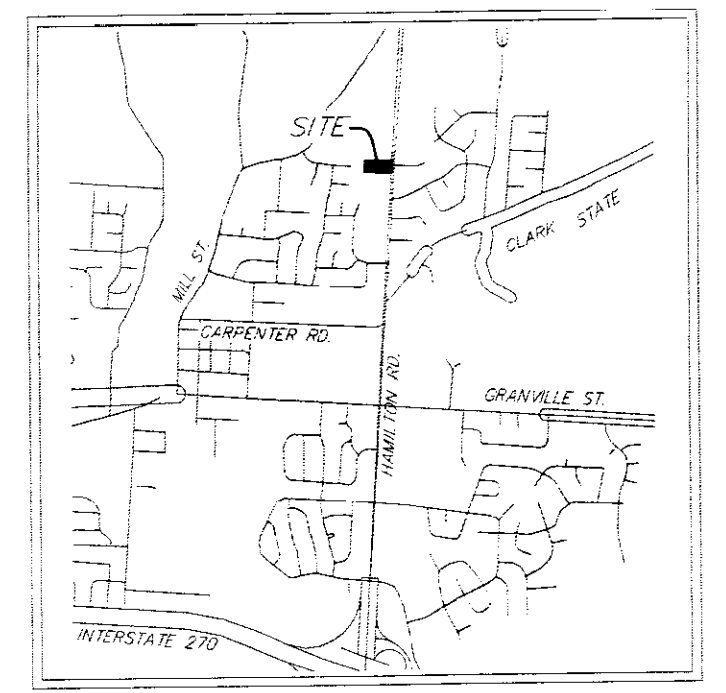


**ALTA ACSM LAND TITLE SURVEY**  
**SECTION 1, TOWNSHIP 1, RANGE 17**  
**UNITED STATES MILITARY LANDS**  
**CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**



3.725 Acres

Situated in the State of Ohio, County of Franklin and the City of Gahanna, being part Section 1, Township 1, Range 17, United States Military Lands, being all of the 3.678 acre tract conveyed to John R. and Almerna B. Hodges by deed of record in Official Record 11104 B04, being all of Lots 11 and 12 of Allen E. McDowell's North Gahanna Parcel Plat (unrecorded) and formerly part of the 98.33 acre tract conveyed to Isaac Monroe Grover by deed of record in Deed Book 541, Page 363, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

BEGINNING at a magnetic nail set in the centerline of Hamilton Road at the southeast corner of the 1.839 acre tract conveyed to Denver H. Hedrick, Jr., Harold Hedrick, Sheila Preissler, Linda Hopper and Michael Hedrick by deed of record in Instrument Number 200308180261102 (Lot 10 of said Parcel Plat), said magnetic nail being South 05° 50' 00" West, a distance of 1211.49 feet from a railroad spike found in said centerline at the northeast corner of said 98.33 acre tract and Lot 1 of said Parcel Plat;

Thence South 05° 50' 00" West, a distance of 242.23 feet, with said centerline, to a magnetic nail set at the northeast corner of an original 2 acre tract conveyed to John V. and Tracy L. Vaccani in Instrument Number 199706030013598;

Thence North 84° 09' 11" West, a distance of 670.65 feet, with the north line of said original 2 acre tract and the north line of Gahanna Heights No. 5 as recorded in Plat Book 35, Page 113, (passing 3/4 inch iron pipes found at 30.08 and 50.00 feet and a 1/2 inch iron pipe found at 444.91 feet) to an iron pipe set at the southeast corner of Valero Heights No. 3 as recorded in Plat Book 39, Page 114;

Thence North 06° 14' 04" East, a distance of 242.23 feet, with the east line of said Valero Heights No. 3, to a point at the southwest corner of said 1.839 acre tract (referenced by a P.K. Nail found in a tree root South 45° 34' East, 0.41 feet);

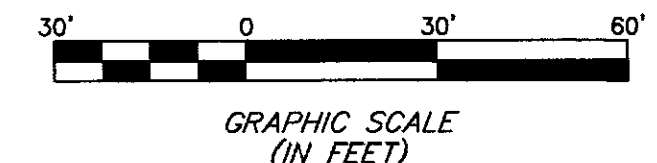
Thence South 84° 09' 11" East, a distance of 668.95 feet, with the south line of said 1.839 acre tract, (passing a 3/4 inch iron pipe found at 638.68 feet) to the POINT OF BEGINNING, containing 3.725 acres of land, more or less.

LEGEND	
⊥	Utility Pole
⊕	Power Pole
⊙	Gas Marker Post
⊗	Gas Valve
⊚	Gas Valve
⊛	Gas Meter
⊜	Gas Service
⊝	Sprinkler
⊞	Cable Pedestal
⊠	Catch Basin
⊡	Curb Inlet
⊣	Ballard
⊥	Electric Tower
⊦	Electric Pull Box
⊧	Electric Outlet
⊨	Electric Pedestal
⊩	Electric Meter
⊪	Electric Transformer
⊫	Water Service
⊬	Water Valve
⊭	Water Meter
⊮	Fire Hydrant
⊯	Metal Traffic Signal Pole
⊰	Traffic Lighting Control Box
⊱	Traffic Lighting Pull Box
⊲	Telephone Marker Post
⊳	Telephone Pedestal
⊴	Telephone Booth/or Drive-Up
⊵	Telephone Manhole
⊶	Fence
⊷	Flowerrow
⊸	Sign
⊹	Mail Box
⊺	Air Condition Unit
⊻	Storm Sewer Surface Inlet
⊼	Storm Manhole
⊽	Sanitary Manhole
⊾	Electric Manhole
— W —	Water Line
— G —	Gas Line
— STM —	Storm Line
— SAN —	Sanitary Line
— UGE —	Underground Electric
— OHE —	Overhead Electric
— UGT —	Underground Telephone
— T —	Overhead Telephone
— CATV —	Cable TV
—	Centerline
— R/W —	Right of Way Line
— S/L —	Street Lighting
— S/W —	Signal Wiring

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 NOV 14 2005  
 Franklin County Auditor  
 Dean C. Ringler, III

**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.

**BASIS OF BEARINGS:** Bearings are based on the centerline of Hamilton Road being South 05° 50' 00" West as recorded in Deed Book 2582, Page 463.



According to the Federal Emergency Management Agency's Flood Insurance Map (August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0188 G.

**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.

- Note:**
- There was no evidence of current earth moving or building construction at the time of survey.
  - There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
  - There was no evidence of subject tract being a solid waste dump, sump or sanitary landfill.

Schedule B Items from Title Commitment No. 865602 issued by First American Title Insurance Company with an effective date of November 07, 2005 at 7:29 A.M.

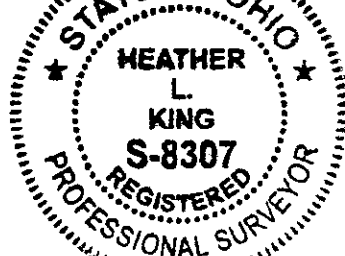
- Item 11 30' Easement to The Village of Gahanna by deed of record in Deed Book 2744, Page 429 is located on the subject tract.
- Item 12 10' Easement to Franklin County by deed of record in Deed Book 1087, Page 547 is located on the subject tract.
- Item 13 Easement to Columbus and Southern Ohio Electric Co. by deed of record in Deed Book 1349, Page 488 is located on the subject tract.
- Item 14 Easement to Columbus Railway Power and Telegraph Co. by deed of record in Deed Book 841, Page 155 is NOT located on the subject tract.
- Item 15 Blanket Easement to The Ohio Telephone and Telegraph Company by deed of record in Deed Book 922, Page 355 is located on the subject tract.
- Item 16 Easement to Columbus Railway Power and Light Company by deed of record in Deed Book 981, Page 325 is NOT located on the subject tract.
- Item 17 Easement of record in Deed Book 1033, Page 151 is NOT located on the subject tract.

The subject tract is located within the area described in Deed Book 1421, Page 60, with the 75' setback shown hereon.

**CERTIFICATION:** Commitment No. 865602  
 To: John R. Hodges and Almerna B. Hodges, Epcos Communities, Inc. 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, 2, 3, 4, 7(a), 8, 9, 10, 11(a), 13, 14, 15 & 16 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.

By *Heather King* 11/11/05  
 Professional Surveyor No. 6307



- = STONE FND.
  - = CON. 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 13/16" I.D. iron pipe with cap inscribed EMHT INC

<p>Evans, Mechwart, Hamilton &amp; Titon, Inc.                  Engineers • Surveyors • Planners • Scientists                  5200 New Albany Road, Columbus, OH 43234                  Phone: 614.775.4000 Fax: 614.775.4000</p>	Date: 11/11/05												
	Scale: 1" = 30'												
	Job No: 2005-2371												
	Sheet: 1 of 1												
REVISIONS <table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		MARK	DATE	DESCRIPTION									
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