

DESCRIPTION OF 0.324 ACRE
INGRESS/EGRESS EASEMENT
SOUTH OF CORPORATE EXCHANGE DRIVE
NORTH OF COOPER WOODS SECTION 2
WEST OF ALUM CREEK

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 2, Township-2, Range-17, of the United States Military Lands, and being a part of the property conveyed to P. Ronald Sabatino, as recorded in O.R. 27389 C11 in the Franklin County Recorder's Office, (all deed, plat book and official record volume references being to records in the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning for reference at an existing 3/4" I.D. Pipe with a "Hockaden" identification cap on the south right of way of Corporate Exchange Drive as shown on the Dedication of Corporate Exchange Drive, Cooper Road and Easements as recorded in Plat Book 60, Page 23 at the southwest property corner of Lincloy's 0.243 acre tract as recorded in Official Record 7361 106;

Thence North 87°58'33" West a distance of 418.82 feet, along the south right of way of said Corporate Exchange Drive, to a point;

Thence along a curve to the left (delta=90°09'10", radius =20.00') a chord bearing South 46°56'52" West a distance of 28.32 feet to a point on the easterly right of way of Presidential Gateway, on Hidden Cove (P.B. 83, Pg. 79-80);

Thence South 1°52'17" West a distance of 307.42 feet along the easterly right of way of said Presidential Gateway to a point;

Thence along a curve to the right (delta=41°00'00", radius =259.85 feet) a chord bearing South 22°22'15" West a distance of 182.01 feet along the easterly right of way of said Presidential Gateway to a point;

Thence along a curve to the left (delta=09°14'59", radius =255.00 feet) a chord bearing South 38°14'47" West a distance of 41.12 feet to the Point of Beginning;

Thence along a curve to the left (delta=124°26'43", radius =25.00 feet) a chord bearing South 28°36'04" East a distance of 44.24 feet to a point;

Thence North 89°10'35" East a distance of 153.23 feet to a point;

Thence along a curve to the right (delta=35°39'24", radius =141.50 feet) a chord bearing South 72°59'43" East, a distance of 86.64 feet to a point;

Thence South 55°10'01" East a distance of 172.76 feet to a point;

Thence South 34°49'59" West a distance of 30.00 feet to a point;

Thence North 55°10'01" West a distance of 172.76 feet to a point;

Thence along a curve to the left (delta=35°39'24", radius =111.50 feet) a chord bearing North 72°59'43" West, a distance of 68.28 feet to a point;

Thence South 89°10'35" West a distance of 188.03 feet to a point;

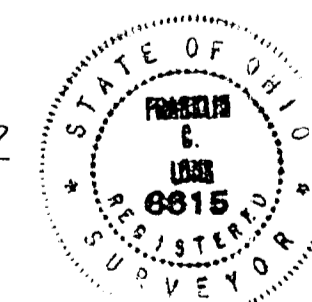
Thence along a curve to the left (delta=77°25'14", radius =25.00 feet) a chord bearing South 50°27'58" West a distance of 31.27 feet to a point in the westerly right of way of said Presidential Gateway;

Thence along a curve to the right (delta=21°51'57", radius =255.00 feet) a chord bearing North 22°41'19" West a distance of 96.73 feet along the westerly right of way of said Presidential Gateway to the Point of Beginning containing 0.324 acres more or less.

Bearings are based upon Corporate Exchange Drive as shown on the Dedication of Corporate Exchange Drive, Cooper Road and Easements as recorded in Plat Book 60, Page 22 in the Franklin County Recorder's Office.

HOCKADEN & ASSOCIATES, INC.
Consulting Engineers

Frank C. Long
Professional Surveyor No. 6615



DESCRIPTION OF 1.597 ACRE TRACT
SOUTH OF CORPORATE EXCHANGE DRIVE
NORTH OF COOPER WOODS SECTION 2
WEST OF ALUM CREEK

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 2, Township-2, Range-17, of the United States Military Lands, and being a part of the property conveyed to P. Ronald Sabatino, as recorded in O.R. 27389 C11 in the Franklin County Recorder's Office, (all deed, plat book and official record volume references being to records in the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

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Thence North 87°58'33" West a distance of 418.82 feet, along the south right of way of said Corporate Exchange Drive, to a point;

Thence along a curve to the left (delta=90°09'10", radius =20.00') a chord bearing South 46°56'52" West a distance of 28.32 feet to a point on the easterly right of way of Presidential Gateway, on Hidden Cove (P.B. 83, Pg. 79-80);

Thence South 1°52'17" West a distance of 307.42 feet along the easterly right of way of said Presidential Gateway to a point;

Thence along a curve to the right (delta=41°00'00", radius =259.85 feet) a chord bearing South 22°22'15" West a distance of 182.01 feet along the easterly right of way of said Presidential Gateway to a point;

Thence along a curve to the left (delta=31°06'56", radius =255.00 feet) a chord bearing South 27°18'49" West a distance of 136.79 feet to an iron pin set being the Point of Beginning;

Thence along a curve to the right (delta=77°25'14", radius =25.00 feet) a chord bearing North 50°27'58" East a distance of 31.27 feet to an iron pin set;

Thence North 89°10'35" East a distance of 188.03 feet to an iron pin set;

Thence along a curve to the right (delta=35°39'24", radius =111.50 feet) a chord bearing South 72°59'43" East, a distance of 68.28 feet to an iron pin set;

Thence South 55°10'01" East a distance of 172.76 feet to an iron pin set;

Thence South 35°04'26" West a distance of 160.37 feet to an iron pin set;

Thence North 88°07'43" West a distance of 150.00 feet to an iron pin set;

Thence North 35°22'04" West a distance of 190.00 feet to an iron pin set;

Thence South 59°21'48" West a distance of 77.34 feet to an iron pin set on the easterly right of way line of said Presidential Gateway;

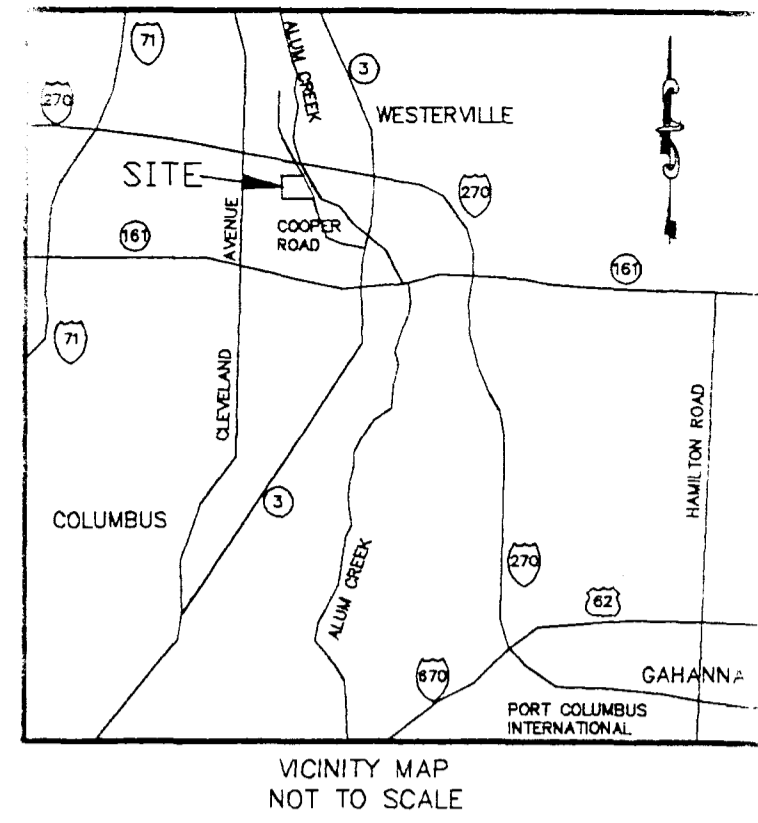
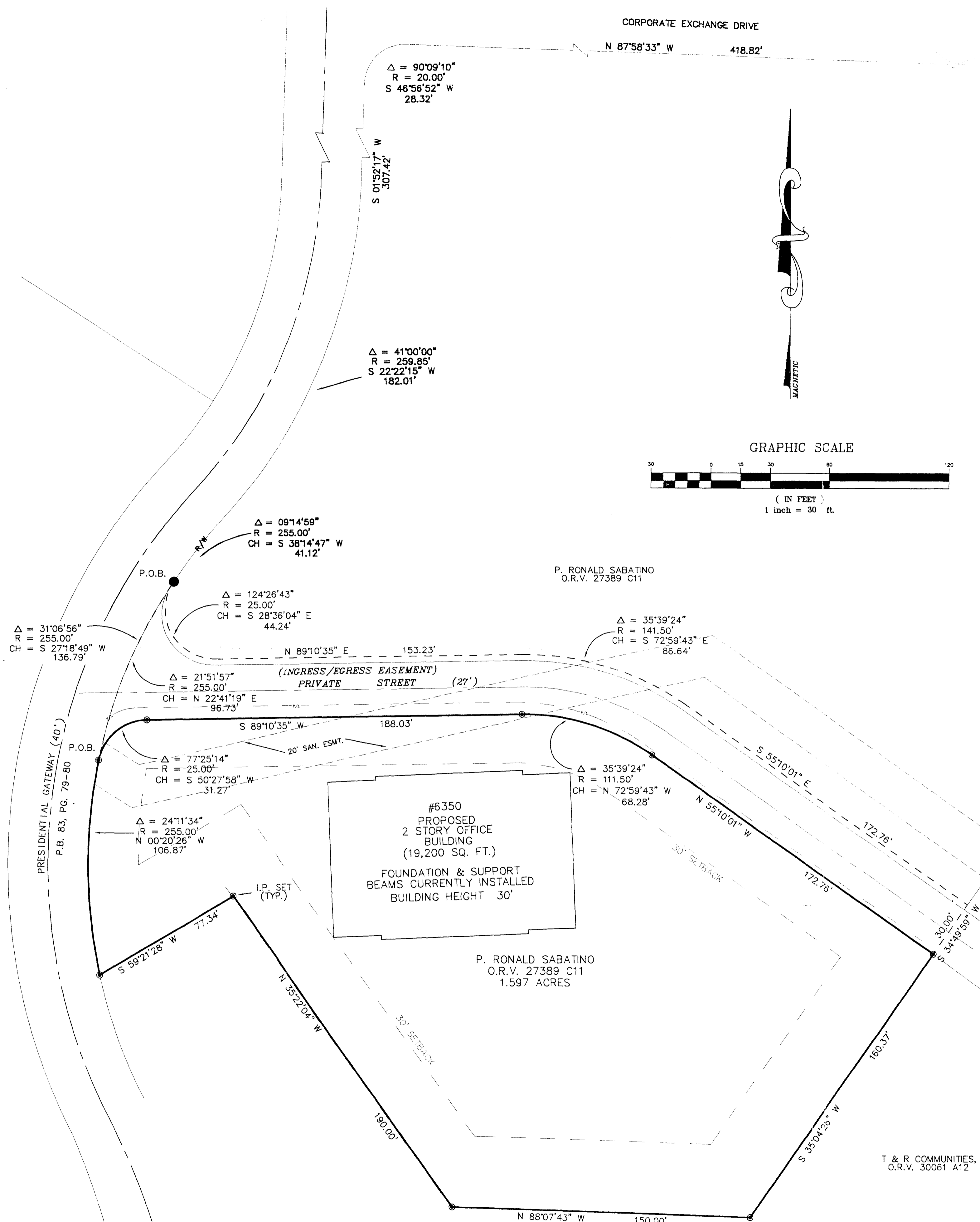
Thence along a curve to the right (delta=24°11'34", radius =255.00 feet) a chord bearing North 00°20'26" West a distance of 106.87 feet along the easterly right of way line of said Presidential Gateway to the Point of Beginning containing 1.597 acres more or less.

Bearings are based upon Corporate Exchange Drive as shown on the Dedication of Corporate Exchange Drive, Cooper Road and Easements as recorded in Plat Book 60, Page 22 in the Franklin County Recorder's Office.

P. RONALD SABATINO
O.R.V. 27389 C11

LEGEND

● I.P. SET (TYP.)



DESCRIPTION	LOT SPLIT SURVEY
LOCATION	NORTH OF COOPER WOODS SOUTH OF CORPORATE EXCHANGE WEST OF ALUM CREEK
CLIENT	T & R PROPERTIES

PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers & Surveyors
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