

LOT SPLIT

NORTH OF COOPER WOODS
SOUTH OF CORPORATE
EXCHANGE DRIVE
WEST OF ALUM CREEK
EAST OF NEWTOWN COMMONS
CONDOMINIUM

T & R PROPERTIES

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
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DRAWN BY: FL	CHECKED BY: FL	ORDER No.	AREA No.	SHEET
SCALE: 1"=100'	DATE: 1/24/96	P-812	5-8	1 OF 1

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
SECTION 2, TOWNSHIP-2, RANGE-17, OF THE UNITED STATES MILITARY LANDS.

DESCRIPTION OF 4.252 ACRE, 185,218 SQUARE FEET TRACT

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 Linclay's 0.243 acre tract as recorded in Official Record 7361 106;

Thence North 87°58'33" West a distance of 938.66 feet, along the south right of way of said Corporate Exchange Drive, to an existing iron pin at the northwest property corner of said Sabatino;

Thence South 1°52'17" West a distance of 383.77 feet, along the westerly property line of said Sabatino and the easterly property line of Newtown Commons Condominium (D.B. 3735, Pg. 60), to an iron pin set being the Point of Beginning;

Thence South 88°07'43" East a distance of 331.56 feet to an iron pin set;

Thence South 57°11'58" East a distance of 113.04 feet to an iron pin set in the westerly right of way of Presidential Gateway of Hidden Cove (P.B. 83, Pg. 79-80);

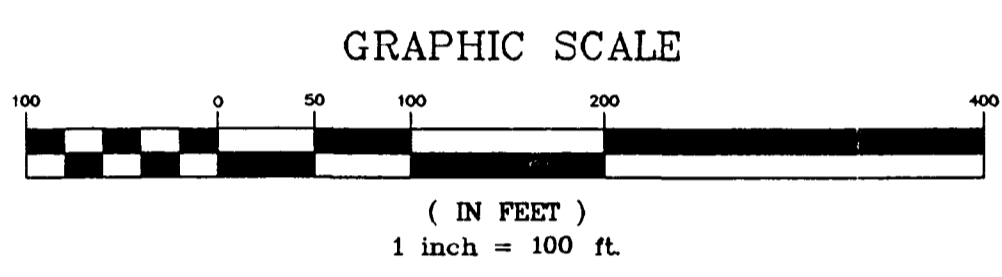
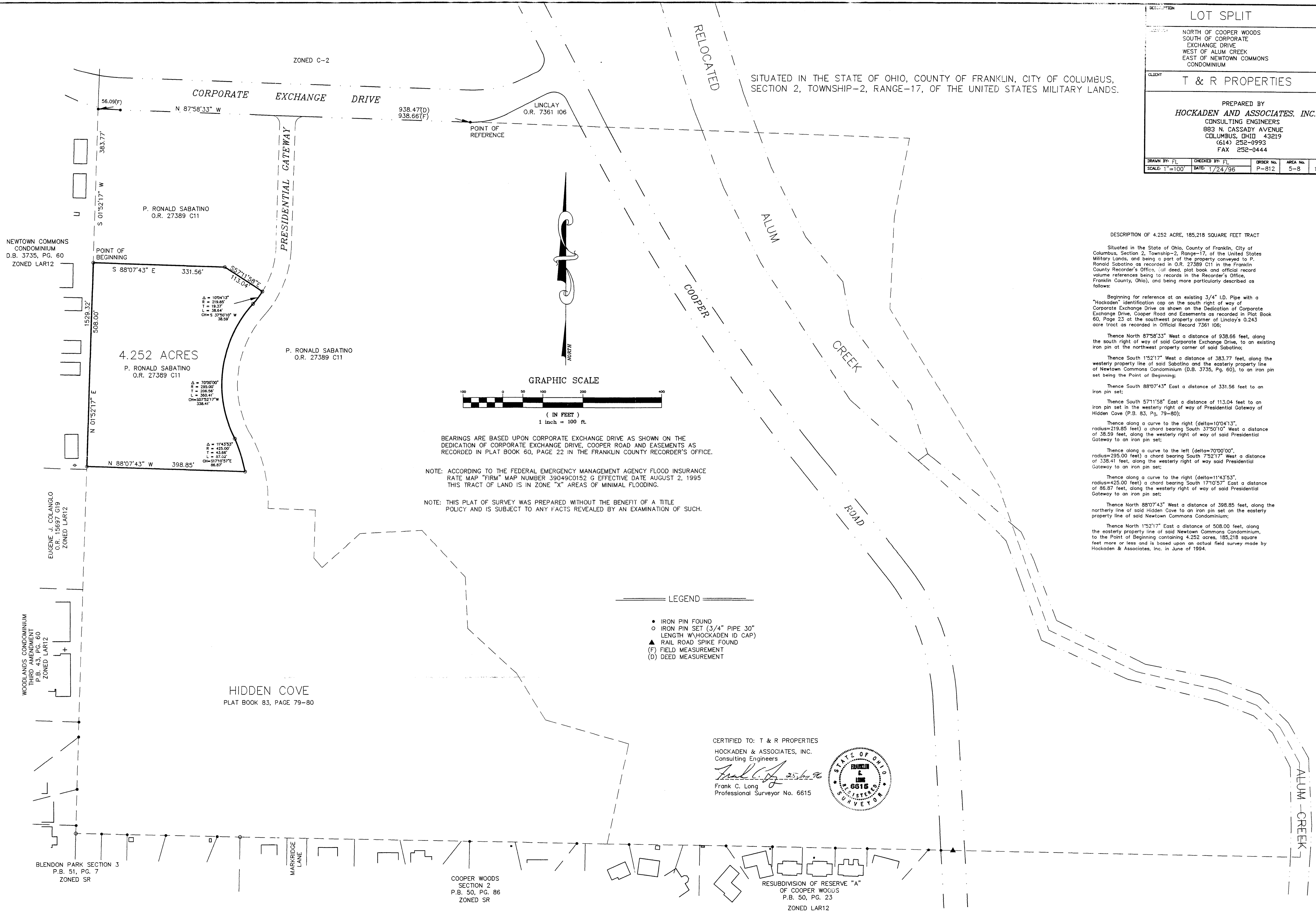
Thence along a curve to the right (delta=10°04'13", radius=219.85 feet) a chord bearing South 37°50'10" West a distance of 38.59 feet, along the westerly right of way of said Presidential Gateway to an iron pin set;

Thence along a curve to the left (delta=70°00'00", radius=295.00 feet) a chord bearing South 7°52'17" West a distance of 338.41 feet, along the westerly right of way of said Presidential Gateway to an iron pin set;

Thence along a curve to the right (delta=11°43'53", radius=425.00 feet) a chord bearing South 17°10'57" East a distance of 86.87 feet, along the westerly right of way of said Presidential Gateway to an iron pin set;

Thence North 88°07'43" West a distance of 398.85 feet, along the northerly line of said Hidden Cove to an iron pin set on the easterly property line of said Newtown Commons Condominium;

Thence North 1°52'17" East a distance of 508.00 feet, along the easterly property line of said Newtown Commons Condominium, to the Point of Beginning containing 4.252 acres, 185,218 square feet more or less and is based upon an actual field survey made by Hockaden & Associates, Inc. in June of 1994.



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.

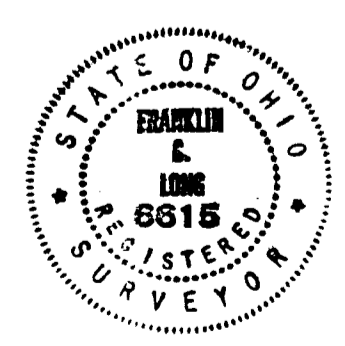
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "FIRM" MAP NUMBER 39049C0152 G EFFECTIVE DATE AUGUST 2, 1995 THIS TRACT OF LAND IS IN ZONE "X" AREAS OF MINIMAL FLOODING.

NOTE: THIS PLAT OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY FACTS REVEALED BY AN EXAMINATION OF SUCH.

LEGEND

- IRON PIN FOUND
- IRON PIN SET (3/4" PIPE 30" LENGTH W/HOCKADEN ID CAP)
- ▲ RAIL ROAD SPIKE FOUND
- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT

CERTIFIED TO: T & R PROPERTIES
HOCKADEN & ASSOCIATES, INC.
Consulting Engineers
Frank C. Long
Frank C. Long
Professional Surveyor No. 6615



WINGS/COOPWOOD Thu Jan 25 10:04:58 1996 FRANK L. ST. R. BIZL Case 11,25