

**SURVEY PLAT OF
127.299 ACRES & 31.930 ACRES**

QUARTER TOWNSHIPS 1 & 4, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY LANDS

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
885 N. CANNADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993

**TRACT 1
127.299 ACRES**

**TRACT 2
31.930 ACRES**

LINCLAY CORPORATION
3.891 ACRES
D.B. 4636, P.G. E20

SKYLINE ADDITION NO. 4

SKYLINE ADDITION NO. 3

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Townships 1 and 4, Township 2, Range 19, United States Military lands, being a 127.299 acre tract of land out of that original 382.249 acre tract of land as described in a deed to Federated Department Stores, Inc., of record in Deed Book 3033, Page 557 (all references herein are to the records located in the Recorder's Office, Franklin County, Ohio), said 127.299 acre tract being more particularly described as follows:

Beginning at a point in the centerline of S.R. 161 (Dublin-Granville Road) at the southwesterly corner of Brookside Woods Section 2, a subdivision of record in Plat Book 62, Pages 29 and 30:

Thence North 79°06'20" West, along said centerline, a distance of 305.80 feet to a spike found at an angle point;

Thence North 75°19'20" West, continuing along said centerline, a distance of 262.78 feet to a spike set at the southeasterly corner of that 165.473 acre tract of land as described in a deed to JMB/FEDERATED REALTY ASSOCIATES, LTD., of record in Official Records Volume 3122, Page 819 (165.473 acres by corrective deed of record in Official Records Volume 3122, Page 819);

Thence along the boundary line of said 165.495 acre tract the following twelve courses:

- 1) North 34°40'40" East, a distance of 919.29 feet to an iron pin set;
- 2) North 0°47'15" East, a distance of 30.00 feet to an iron pin set;
- 3) With the arc of a non-tangent curve to the right, having a radius of 750.00 feet, a central angle of 24°42'55", the chord of which bears North 76°51'18" West, a chord distance of 21.02 feet to an iron pin set at the point of tangency;
- 4) North 64°29'50" West, a distance of 167.75 feet to an iron pin set;
- 5) North 25°30'10" East, a distance of 263.25 feet to an iron pin set at a point of curvature;
- 6) With the arc of a curve to the left, having a radius of 900.00 feet, a central angle of 24°45'01", the chord of which bears North 11°52'21" West, a chord distance of 1,092.66 feet to an iron pin set at the point of tangency;
- 7) North 49°14'51" West, a distance of 1,142.81 feet to an iron pin set at a point of curvature;
- 8) With the arc of a curve to the left, having a radius of 800.00 feet, a central angle of 37°32'17", the chord of which bears North 68°01'00" West, a chord distance of 714.81 feet to an iron pin set at the point of tangency;
- 9) North 86°47'08" West, a distance of 100.30 feet to an iron pin set at a point of curvature;
- 10) With the arc of a curve to the right, having a radius of 800.00 feet, a central angle of 20°13'40", the chord of which bears North 76°40'18" West, a chord distance of 280.97 feet to an iron pin set at a point of reverse curvature;
- 11) With the arc of a curve to the left, having a radius of 800.00 feet, a central angle of 20°21'51", the chord of which bears North 76°44'24" West, a chord distance of 282.84 feet to an iron pin set;
- 12) North 37°04'27" East, a distance of 30.00 feet to an iron pin found in a northerly line of said original 382.249 acre tract, at a northeasterly corner of said 165.495 acre tract, at the southeasterly corner of that 3.891 acre tract as described in a deed to Linclay Corporation, of record in Official Records Volume 4638, Page E20 and at the southwesterly corner of Skyline Addition No. 4, a subdivision of record in Plat Book 25, Page 59;

Thence South 86°47'08" East, along the southerly line of said Skyline Addition No. 4, a distance of 1,296.51 feet to an iron pin found at the southeasterly corner of same and at the southeasterly corner of Skyline Addition No. 3, a subdivision of record in Plat Book 25, Page 109;

Thence South 86°45'13" East, along the southerly line of said Skyline Addition No. 3 and along the southerly line of that 0.803 acre tract as described in a deed to Drennen W. and Francis L. Swickard, of record in Deed Book 2073, Page 611, a distance of 1,368.54 feet to an iron pin found at the southeasterly corner of said 0.803 acre tract;

Thence North 3°33'00" East, along the easterly line of said 0.803 acre tract, along the easterly line of that 0.804 acre tract as described in a deed to James Lee and Pauline Beth Kessov, of record in Deed Book 3559, Page 18 and along the easterly line of that 0.925 acre tract as described in a deed to Barbara C. Gerlach, of record in Deed Book 3341, Page 381, a distance of 934.30 feet to a spike found in the centerline of Snouffer Road at the northeasterly corner of said 0.925 acre tract;

Thence South 86°40'53" East, along said centerline, a distance of 829.79 feet to a spike found at the northwesterly corner of that 25.15 acre tract as described in a deed to Paul E. Garner, et al (4), of record in Deed Book 3034, Page 255, said spike being located North 86°40'53" West, a distance of 381.26 feet from a spike found at an angle point in the centerline of said Snouffer Road;

Thence South 3°35'15" West, along the westerly line of said 25.15 acre tract, a distance of 2,256.58 feet to an iron pin set at the southwesterly corner of same;

Thence South 87°04'18" East, along the southerly line of said 25.15 acre tract, a distance of 489.58 feet to an iron pin found at the southeasterly corner of same and in the westerly line of Brookside Woods Section 2, a subdivision of record in Plat Book 51, Page 87;

Thence along said westerly line the following six courses:

- 1) South 71°14'58" West, a distance of 118.07 feet to a point;
- 2) South 59°31'43" West, a distance of 179.46 feet to a point;
- 3) South 43°07'35" West, a distance of 88.48 feet to a point;
- 4) South 34°59'35" West, a distance of 174.96 feet to a point;
- 5) South 16°16'54" West, a distance of 172.24 feet to a point;
- 6) South 11°53'59" West, a distance of 73.54 feet to a point at the most westerly corner of said Brookside Woods Section 2 and at the most northerly corner of Brookside Woods Section 3, a subdivision of record in Plat Book 60, Page 36;

Thence along the westerly line of said Brookside Woods Section 3 the following six courses:

- 1) South 68°48'55" West, a distance of 70.08 feet to a point;
- 2) South 50°33'32" West, a distance of 100.00 feet to a point;
- 3) South 36°08'56" West, a distance of 105.96 feet to a point;
- 4) South 14°21'26" West, a distance of 108.12 feet to a point;
- 5) South 1°44'47" East, a distance of 127.60 feet to a point;
- 6) South 49°22'16" West, a distance of 101.48 feet to a point;

Thence continuing along the westerly line of said Brookside Woods Section 3 and along the westerly line of the aforementioned Brookside Woods Section 4, with the arc of a curve to the right, having a radius of 820.00 feet, a central angle of 5°24'37", the chord of which bears South 17°58'08" East, a chord distance of 291.67 feet to the point of tangency;

Thence South 10°53'40" West, continuing along the westerly line of said Brookside Woods Section 4, a distance of 356.97 feet to the point of beginning and containing 127.299 acres of land.

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Townships 1 and 4, Township 2, Range 19, United States Military lands, being a 31.930 acre tract of land out of that original 382.249 acre tract of land as described in a deed to Federated Department Stores, Inc., of record in Deed Book 3033, Page 557 (all references herein are to the records located in the Recorder's Office, Franklin County, Ohio), said 31.930 acre tract being more particularly described as follows:

Beginning at a spike set in the centerline of Snouffer Road at the northeasterly corner of that 25.15 acre tract of land as described in a deed to Paul E. Garner, et al (4), of record in Deed Book 3034, Page 255, said spike being located South 87°11'23" East, a distance of 103.20 feet from a spike found at an angle point in the centerline of said Snouffer Road;

Thence South 87°11'23" East, along said centerline, a distance of 484.54 feet to a spike set;

Thence South 3°19'38" West, a distance of 25.00 feet to an iron pin set in the southerly right-of-way line of Snouffer Road;

Thence South 87°11'23" East, along said right-of-way line, a distance of 1,545.81 feet to an iron pin set at the most northeasterly corner of said original 382.249 acre tract and in the westerly line of that 7 acre tract as described in a Certificate of Transfer to Bernice Faye Dettman, of record in Deed Book 3535, Page 516;

Thence South 2°27'37" West, along said westerly line, a distance of 398.07 feet to an iron pin found at a northeasterly corner of that tract of land as described in deeds to the Brookside Golf & Country Club Company, of record in Deed Book 947, Page 431 and Deed Book 1205, Page 657;

Thence North 87°12'23" West, along a northerly line of said Brookside Golf & Country Club Company tract, a distance of 1,551.86 feet to an iron pin found at a northeasterly corner of same;

Thence South 3°19'38" West, along a westerly line of said Brookside Golf & Country Club Company tract, a distance of 1,164.42 feet to an iron pin found at the northeasterly corner of Brookside Woods Section 4, a subdivision of record in Plat Book 62, Pages 29 and 30;

Thence North 86°30'32" West, along the northerly line of said Brookside Woods Section 4, a distance of 488.13 feet to an iron pin found at the northwesterly corner of same and in the easterly line of the aforementioned 25.15 acre tract;

Thence North 3°27'28" East, along said easterly line, a distance of 1,585.23 feet to the point of beginning, and containing 31.930 acres of land.

We do hereby certify to Federated Department Stores, Inc., Fabulous Ten and Tigor Title Insurance Company that this plat of survey of 127.299 acres and 31.930 acres was actually made upon the ground and that it and the information, courses and distances shown thereon are correct, that the title lines and lines of actual possession are the same and that there are no easements or encroachments affecting this property other than those shown and depicted thereon.

HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers

Date **MARCH 29, 1985**
By *Robert S. Wynd*
Robert S. Wynd
Registered Surveyor No. 6872

