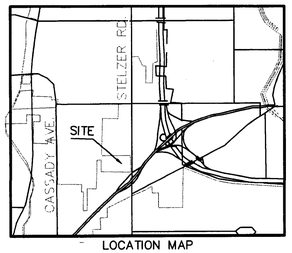

LOCATION MAP
NOT TO SCALE

DESCRIPTION OF A 5.001 ACRE TRACT
NORTH OF S.R. 62,
EAST OF CASSADY AVENUE, WEST OF STELTZER ROAD
CITY OF COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Third Quarter of Township 1, Range 17, United States Military Lands, and being 5.001 acres of Parcel One, as conveyed to I-670 Steltzer Road Limited Partnership, Official Record Volume 15161 E06 (all references are to records on file in the Recorder's Office, Franklin County, Ohio), said tract of land being more fully described as follows:

Beginning for reference at an iron pin found at the northeasterly corner of "Cumberland Ridge Section 2", as recorded in Plat Book 40, Page 121, a northwesterly corner of Parcel One;

Thence South 2°08'00" West, along a westerly line of said Parcel One, an easterly line of "Cumberland Ridge Section 2", 987.64 feet to an iron pin found;

Thence South 2°20'53" West, continuing with a westerly line of Parcel One, an easterly line of "Cumberland Ridge Section 2", 52.04 feet to an iron pin set, being the point of beginning;

Thence South 86°41'55" East, leaving the westerly line of Parcel One, 384.18 feet to an iron pin set;

Thence South 3°18'05 West, 574.17 feet to an iron pin set;

Thence North 86°41'55" West, 374.75 feet to an iron pin set in the westerly line of Parcel One;

Thence North 3°33'22" East, 5.75 feet to an iron pin found in the westerly line of Parcel One, being the southeasterly corner of "Cumberland Ridge Section 2";

Thence North 2°20'53" East, along the westerly line of Parcel One, an easterly line of "Cumberland Ridge Section 2", 568.51 feet to the point of beginning. Containing 5.001 acres of land and being subject to all easements and rights of way of record.

This description was prepared from an actual field survey in July, 1998 by Hockaden and Associates, Inc. For the purpose of this survey a bearing of South 86°15'45" East was used for the northerly line of Parcel One, as described in Official Record Volume 15161, E06.

EASEMENT DESCRIPTION
NORTH OF S.R. 62,
EAST OF CASSADY AVENUE, WEST OF STELTZER ROAD
CITY OF COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Third Quarter of Township 1, Range 17, United States Military Lands, and being an easement in Parcel One, as conveyed to I-670 Steltzer Road Limited Partnership, Official Record Volume 15161 E06 (all references are to records on file in the Recorder's Office, Franklin County, Ohio), said tract of land being more fully described as follows:

Beginning for reference at an iron pin found at the northeasterly corner of "Cumberland Ridge Section 2", as recorded in Plat Book 40, Page 121, a northwesterly corner of Parcel One;

Thence South 2°08'00" West, along a westerly line of said Parcel One, an easterly line of "Cumberland Ridge Section 2", 734.14 feet to a point;

Thence North 83°09'43" East, 361.78 feet to the point of beginning;

Thence continuing North 83°09'43" East, 101.59 feet to a point;

Thence South 6°50'17" East, 60.00 feet to a point;

Thence with the arc of a non tangent curve to the left, having a radius of 20.00 feet, a delta of 79°51'37", a chord bearing South 43°13'55" West, a chord distance of 25.67 feet to a point;

Thence South 3°18'05" West and along a portion of an easterly line of Parcel One, 1838.83 feet to the southwesterly corner of Parcel One, in the northerly right of way of Service Road "C", also known as "Ole Country Lane", as delineated on the Ohio Department of Transportation plans for U.S. Route 62, Fra-62-19.06;

Thence South 52°26'42" West, along the southerly line of Parcel One, the northerly right of way of "Ole Country Lane", 79.33 feet to a point;

Thence continuing North 3°18'05 East, 1872.84 feet to a point;

Thence with the arc of a curve to the left, having a radius of 20.00 feet, a delta of 100°08'23", a chord bearing North 46°46'05" West, a chord distance of 30.67 feet to a point;

Thence North 6°50'17" West, 60.00 feet to the point of beginning. Containing 2.728 acres of land, and being subject to all easements and rights of way of record.

This description was prepared from an actual field survey in July, 1998 by Hockaden and Associates, Inc. For the purpose of this survey a bearing of South 86°15'45" East was used for the northerly line of Parcel One, as described in Official Record Volume 15161, E06.

STELZER ROAD
C\L
C\L
CITY OF COLUMBUS CORP. LINE
1.257 ACRE
40' R/W
EASEMENT
0.472 ACRE
15' EASEMENT
5.00 ACRES
50' BUILDING LINE
Δ = 79°51'37"
R = 20.00'
T = 16.74'
L = 27.88'
CHD. BRG.=S43°13'55"W
CHD. DIST.=25.67'
I-670 STELZER ROAD
LIMITED PARTNERSHIP
PART OF 42.193 ACRES
O.R.V. 15161 E06
EX. INGRESS/EGRESS ESMT.
O.R.V. 15161 E06
PROPOSED 50' BUILDING LINE
S06°50'17"E
60.00'
N83°09'43"E
101.59'
60' EASEMENT
S03°18'05"W
1838.83'
60.00'
N06°50'17"W
P.O.B.
290.43'
L.P. SET
S03°18'05"W
574.17'
L.P. SET
S03°18'05"W
1872.84'
60' EASEMENT
S52°26'42"W
79.33'
R/W
OLDE COUNTRY LANE
R/W
R/W U.S. ROUTE 62
U.S. ROUTE 62
FRA-62-19.06
Δ = 100°08'23"
R = 20.00'
T = 23.89'
L = 34.96'
CHD. BRG.=N46°46'05"W
CHD. DIST.=30.67'
I-670 STELZER ROAD
LIMITED PARTNERSHIP
PART OF 42.193 ACRES
O.R.V. 15161 E06
5.001 ACRES
VACANT LAND
I-670 STELZER ROAD
LIMITED PARTNERSHIP
PART OF 42.193 ACRES
O.R.V. 15161 E06
I-670 STELZER ROAD
LIMITED PARTNERSHIP
PART OF 42.193 ACRES
O.R.V. 15161 E06
5.00 ACRES
78' BUFFER SETBACK
S02°08'00"W
987.68' REC. (PLAT)
987.64' MEAS.
734.14'
S02°20'53"W
52.04'
S86°41'55"E
384.18'
N86°41'55"W
374.75'
N03°33'22"E
5.75'
P.O.B.
L.P. SET
N02°20'53"E
568.51'
S02°20'53"W
620.54' REC. (PLAT)
620.54' MEAS.
S03°33'22"W
653.70' MEAS.
L.P. FD.
L.P. SET
L.P. FD.
L.P. SET
L.P. FD.
POINT OF
REFERENCE
L.P. FD.
STREET
HUDSON
OAKLAND AVE.
STERLING ST.
CUMBERLAND RIDGE SEC. 2
PLAT BOOK 40, PAGE 121

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

WE, THE UNDERSIGNED HEREBY CERTIFY THAT THIS LOT SPLIT SURVEY WAS MADE FROM AN ACTUAL FIELD SURVEY IN JULY, 1998. THIS SURVEY WAS PREPARED WITHOUT A TITLE POLICY ABSTRACT, AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
Frank C. Long 20 July 98
FRANK C. LONG
PROFESSIONAL SURVEYOR NO. 6615

STATE OF OHIO
FRANKLIN
C.
LONG
6615
REGISTERED
SURVEYOR

DESCRIPTION
LOT SPLIT SURVEY

LOCATION
NORTH OF S.R. 62
EAST OF CASSADY AVENUE
WEST OF STELTZER ROAD

CLIENT
DON FEIBEL

PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers & Surveyors
883 North Cassady Avenue
Columbus, Ohio 43219
Telephone: (614) 252-0293
Fax: (614) 252-0444

DRAWN BY: MDP	CHECKED BY: FCL	ORDER No.	AREA No.	SHEET
SCALE: 1"=100'	DATE: 7/98	40290	21-8	1 OF 1

I:\40290\DRAWING\MP5ASPLT Mon Jul 20 16:41:42 1998 F.C.L. @ HOCKADEN AND ASSOCIATES