



$\Delta = 04^{\circ}08'58''$   
 $R = 330.00'$   
 $L = 23.90'$   
 $CH = 23.89'$   
 $CHB = S 42^{\circ}3'02'' W$

COLUMBUS TELEPHONE EMPLOYEES  
 CREDIT UNION, INC.  
 2.00 ACRES  
 D.B. 3288, PG. 382

**1.876 ACRES**  
 THERE ARE NO BUILDINGS  
 LOCATED ON THIS SITE

TROY ENTERPRISES, INC., TR.  
 PARCEL III, 2.361 ACRES  
 O.R.V. 11262 J17

LOT 1  
 OUTERBELT EAST COMMERCE PARK  
 P.B. 46, PG. 4

POINT OF BEGINNING

POINT OF REFERENCE  
S.W. COR. LOT 1

**DESCRIPTION 1.876 ACRES OF LAND**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 3, Township 1, Range 16, United States Military Lands, being 1.876 acres of land located in Lot 1, as delineated on the plat "OUTERBELT EAST COMMERCE PARK", of record in Plat Book 46, Page 4, and all out of that 2.271 acre tract as described in a deed to Troy Enterprises, Inc., of record in Official Record Volume 11262 J17, (all references to records being on file in the Recorder's Office, Franklin County, Ohio), said 1.876 acre tract being more particularly described as follows:

Beginning at an iron pin set in the westerly line of said Lot 1, the westerly line of said 2.271 acre tract, being located North 4° 04' 59" East, 625.11 feet from an iron pin found at the south-westerly corner of said Lot 1, and 50.02 feet from the south-westerly corner of said 2.271 acre tract;

Thence North 4° 04' 59" East, along the westerly line of said Lot 1, the westerly line of said 2.271 acre tract, a distance of 240.54 feet to an iron pin found at the northwesterly corner of said 2.271 acre tract, at the southwest corner of that 2.00 acre tract as described in a deed to Columbus Telephone Employees Credit Union, Inc., of record in Deed Book 3288, Page 382;

Thence South 87° 41' 27" East, along the northerly line of said 2.271 acre tract, the southerly line of said 2.00 acre tract, a distance of 336.97 feet to an iron pin set in the westerly right-of-way line of Outerbelt Street, the easterly line of said Lot 1, at the northeasterly corner of said 2.271 acre tract, at the southeasterly corner of said 2.00 acre tract;

Thence southeasterly, along said right-of-way line, the easterly line of said Lot 1, the easterly line of said 2.271 acre tract, along the arc of a non-tangent curve to the left, having a radius of 330.00 feet, a central angle of 4° 08' 58", an arc distance of 23.90 feet to an iron pin found at a point of tangency, said arc being subtended by a chord bearing South 4° 23' 02" West, a chord distance of 23.89 feet;

Thence South 2° 18' 33" West, continuing along said right-of-way line, the easterly line of said Lot 1, the easterly line of said 2.271 acre tract, a distance of 216.55 feet to an iron pin set;

Thence North 87° 41' 27" West, through said Lot 1, and said 2.271 acre tract, along a line being parallel to and 50.00 feet northerly from the southerly line of said 2.271 acre tract, a distance of 343.55 feet to the place of beginning and containing 1.876 acres of land.

THE FOREGOING LOT SPLIT SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN APRIL, 1994. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.



*John L. Price* 4/21/94  
 JOHN L. PRICE  
 REGISTERED PROFESSIONAL SURVEYOR NO. 7195

DESCRIPTION				
LOT SPLIT SURVEY				
LOCATION				
1.876 ACRE TRACT NORTH OF EAST BROAD STREET WEST OF OUTERBELT STREET				
CLIENT				
FEIBEL-GAREK REALTORS				
PREPARED BY				
HOCKADEN AND ASSOCIATES, INC. CONSULTING ENGINEERS 883 N. CASSADY AVENUE COLUMBUS, OHIO 43219 (614) 252-0993 FAX 252-0444				
DRAWN BY: J.L.P.	CHECKED BY: J.L.P.	ORDER NO. 40165	AREA NO. 30-8	SHEET 1 OF 1
SCALE: 1" = 60'		DATE: 4-21-94		