

THERE ARE NO BUILDINGS OR IMPROVEMENTS ON THIS RESIDUE TRACT

CITY OF COLUMBUS  
0.943 ACRE  
DB. 3114 PG. 119

2.964 ACRES  
COLUMBUS CORPORATE CENTER  
PART OF LOT 2  
COLUMBUS INDUSTRIAL PARK  
PLAT BOOK 48 PAGE 79

THERE ARE NO BUILDINGS OR IMPROVEMENTS ON THIS TRACT

1.168 ACRES

THERE ARE NO BUILDINGS OR IMPROVEMENTS ON THIS TRACT

COLUMBUS CORPORATE CENTER INC.  
LOT 1  
COLUMBUS INDUSTRIAL PARK  
PB. 48 PG. 79

Description of 1.168 acres of land

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 16, United States Military Lands, being 1.168 acres of land out of Lot 2, as delineated on the plat "Columbus Industrial Park", of record in Plat Book 48, Page 79, and described in a deed to Columbus Office Associates, of record in Deed Book 3477, Page 518 (all references to records being on file in the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning for reference at intersection of the centerline of Brice Road and the present centerline of East Broad Street, as delineated on said plat "Columbus Industrial Park"; Thence South 81°48'00" West, along said present centerline of East Broad Street, a distance of 190.25 feet to a point; Thence North 08°12'00" West, a distance of 78.00 feet to an iron pin set in the northerly right-of-way of said East Broad Street, and being the TRUE POINT OF BEGINNING of the 1.168 acre tract herein described;

Thence North 08°12'00" West, into said Lot 2, a distance of 241.76 feet to an iron pin set at a point of curvature;

Thence along the arc of a curve to the right, having a radius of 100.00 feet, a central angle of 90°00'00", an arc distance of 157.08 feet to an iron pin set of tangency, said arc being subtended by a chord bearing North 36°48'00" East, a chord distance of 141.42 feet;

Thence North 81°48'00" East, a distance of 79.50 feet to an iron pin set in an easterly line of said Lot 2, the westerly right-of-way line of Brice Road;

Thence along the westerly right-of-way line of Brice Road, along the arc of a non-tangent curve to the left, having a radius of 222.34 feet, a central angle of 15°09'56", an arc distance of 222.34 feet to an iron pin found at a point of tangency, said arc being subtended by a chord bearing South 00°37'02" East, a chord distance of 221.69 feet;

Thence South 08°12'00" East, continuing along said westerly right-of-way, a distance of 92.00 feet to an iron pin found;

Thence South 36°48'00" West, continuing along said right-of-way, a distance of 42.43 feet to an iron pin found in the northerly right-of-way line of East Broad Street;

Thence South 81°48'00" West, along said northerly right-of-way line, a distance of 120.24 feet to the True Place of Beginning and containing 1.168 acres of land.

Description of 2.964 acres of land

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 16, United States Military Lands, being 2.964 acres of land out of Lot 2, as delineated on the plat "Columbus Industrial Park", of record in Plat Book 48, Page 79, and described in a deed to Columbus Office Associates, of record in Deed Book 3477, Page 518 (all references to records being on file in the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning for reference at intersection of the centerline of Brice Road and the present centerline of East Broad Street, as delineated on said plat "Columbus Industrial Park"; Thence South 81°48'00" West, along said present centerline of East Broad Street, a distance of 190.25 feet to a point; Thence North 08°12'00" West, a distance of 78.00 feet to an iron pin set in the northerly right-of-way of said East Broad Street, and being the TRUE POINT OF BEGINNING of the 2.964 acre tract herein described;

Thence South 81°48'00" West, along said northerly right-of-way line of East Broad Street, a distance of 234.28 feet to an iron pin found in the easterly line of a 50 foot wide ingress/egress easement as described in a deed to the City of Columbus, of record in Deed Book 3114, Page 119;

Thence North 03°37'15" East, along the easterly line of said ingress/egress easement, a distance of 400.24 feet to an iron pin found at the southwesterly corner of that 0.943 acre tract as described in a deed to the City of Columbus, of record in Deed Book 3114, Page 119;

Thence North 81°48'00" East, along the southerly line of said 0.943 acre tract, a distance of 175.00 feet to an iron pin set at the southeasterly corner of said 0.943 acre tract;

Thence North 03°37'15" East, along the easterly line of said 0.943 acre tract, a distance of 240.00 feet to an iron pin set at the northeasterly corner of said 0.943 acre tract;

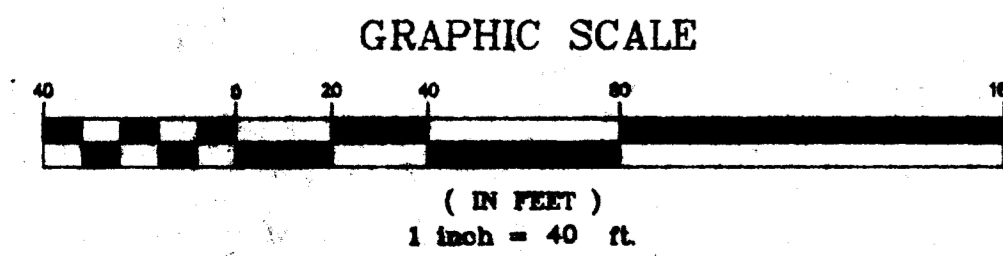
Thence South 86°41'30" East, a distance of 220.40 feet to an iron pin set in an easterly line of said Lot 2, the westerly right-of-way line of Brice Road;

Thence along the westerly right-of-way line of Brice Road, along the arc of a non-tangent curve to the left, having a radius of 840.00 feet, a central angle of 18°05'40", an arc distance of 265.28 feet to an iron pin set, said arc being subtended by a chord bearing South 18°00'48" West, a chord distance of 264.18 feet;

Thence South 81°48'00" West, a distance of 79.50 feet to an iron pin set at a point of curvature;

Thence along the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 90°00'00", an arc distance of 157.08 feet to an iron pin set of tangency, said arc being subtended by a chord bearing South 36°48'00" West, a chord distance of 141.42 feet;

Thence South 08°12'00" East, a distance of 241.76 feet to the True Place of Beginning and containing 2.964 acres of land.



For the purpose of this plat a bearing of South 81°48' 00" West was used on the Present centerline of East Broad Street as delineated on said plat of "Columbus Industrial Park", of record in Plat Book 48, Page 79.

- LEGEND**
- △ R.R. SPIKE FOUND
  - P.K. NAIL FOUND
  - IRON PIN FOUND
  - IRON PIN SET

THE FOREGOING LOT SPLIT SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES IN JANUARY, 1995, AND AUGUST, 1996. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

*John L. Price*  
JOHN L. PRICE  
REGISTERED PROFESSIONAL SURVEYOR NO. 7195



<b>DESCRIPTION</b>				
<b>BOUNDARY SURVEY PLAT</b>				
<b>LOCATION</b>				
<b>COLUMBUS INDUSTRIAL PARK NORTH OF EAST BROAD STREET WEST OF BRICE ROAD</b>				
<b>CLIENT</b>				
<b>DON M. CASTO ORGANIZATION</b>				
<b>PREPARED BY:</b>				
<b>HOCKADEN AND ASSOCIATES, INC.</b> Consulting Engineers & Surveyors 223 North Cassady Avenue Columbus, Ohio 43219 Telephone: (614) 252-0983 Fax: (614) 252-0444				
<b>DRAWN BY:</b> AGW	<b>CHECKED BY:</b> JLP	<b>ORDER No.:</b>	<b>AREA No.:</b>	<b>SHEET</b>
SCALE: 1" = 40'	DATE: 8-20-96	40653.11	30-8	1 OF 1