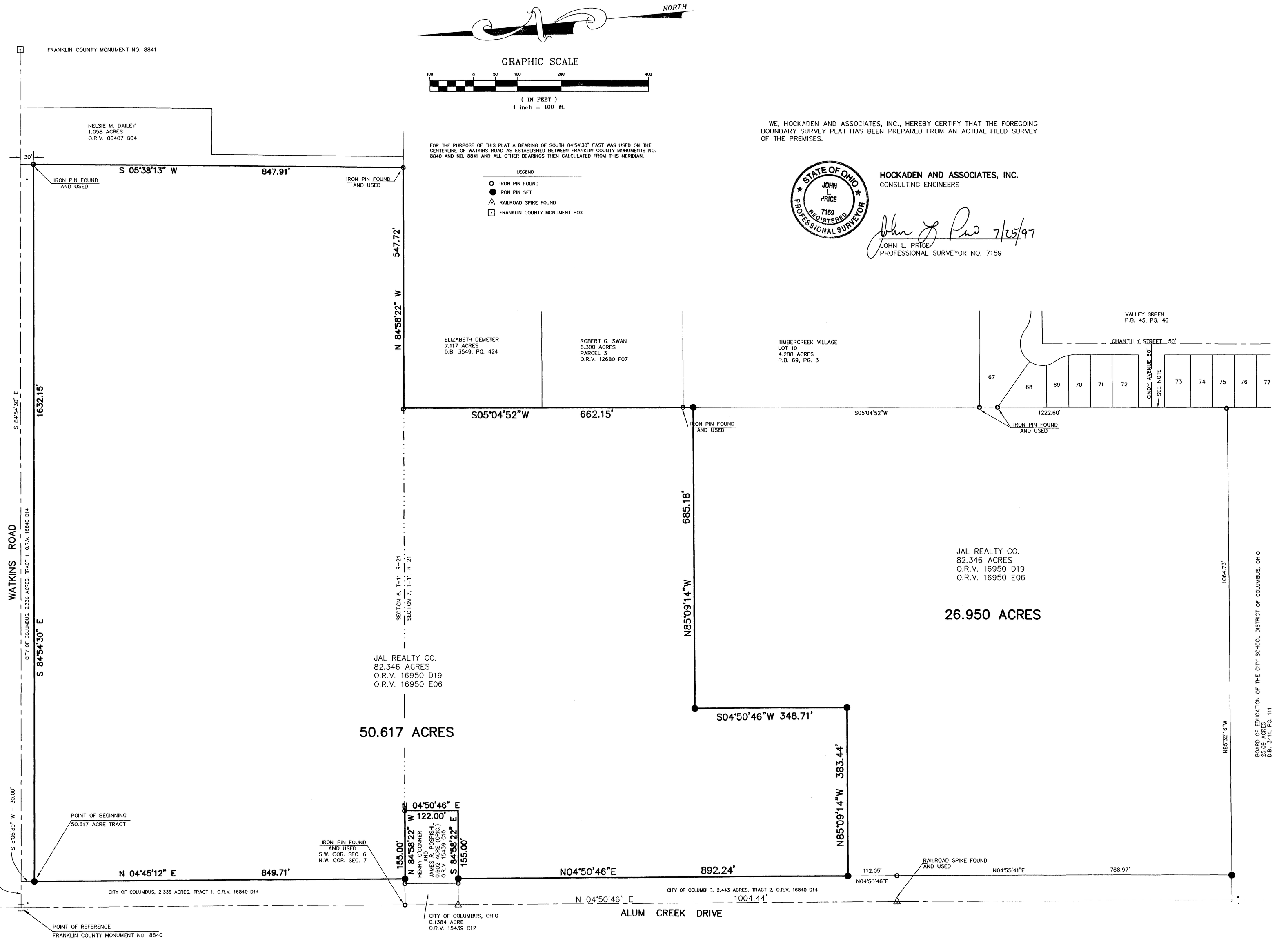

FOR THE PURPOSE OF THIS PLAT A BEARING OF SOUTH 84°54'30" EAST WAS USED ON THE CENTERLINE OF WATKINS ROAD AS ESTABLISHED BETWEEN FRANKLIN COUNTY MONUMENTS NO. 8840 AND NO. 8841 AND ALL OTHER BEARINGS THEN CALCULATED FROM THIS MERIDIAN.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- RAILROAD SPIKE FOUND
- FRANKLIN COUNTY MONUMENT BOX

WE, HOCKADEN AND ASSOCIATES, INC., HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

STATE OF OHIO
JOHN L. PRICE
7159
REGISTERED
PROFESSIONAL SURVEYOR

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS

7/25/97

JOHN L. PRICE
PROFESSIONAL SURVEYOR NO. 7159

DESCRIPTION OF 50.617 ACRES OF LAND

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 7 and Section 6, Township 11, Range 21, Congress Lands, being a 50.617 acre tract of land all out of that 82.346 acre tract as described in a deed to JAL Realty Co., of record in Official Record Volume 16950 D19 and 16950 E06, (all references being to records in the Recorder's Office, Franklin County, Ohio), said 50.617 acre tract being more particularly described as follows:

Beginning for reference at Franklin County Monument No. 8840, at the centerline intersection of Alum Creek Drive and Watkins Road, being the northwesterly corner of said 82.346 acre tract; Thence South 84°54'30" East, along the centerline of said Watkins Road, and the northerly line of said 82.346 acre tract, a distance of 60.18 feet to a point (witness Franklin County Monument No. 8841 located South 84°54'30" East, a distance of 1892.96 feet along the centerline of said Watkins Road); Thence South 5°05'30" West, a distance of 30.00 feet to an iron pin set at the intersection of the southerly right-of-way line of Watkins Road and the easterly right-of-way line of Alum Creek Drive as described in a 2.336 acre tract (Tract 1) in a deed to the City of Columbus, of record in Official Record Volume 16840 D14, and being the TRUE PLACE OF BEGINNING of the 50.617 acre tract herein described:

Thence South 84°54'30" East, along the southerly right-of-way line of said Watkins Road, the southerly line of said 2.336 acre tract, a distance of 1632.15 feet to an iron pin found in an easterly line of said 82.346 acre tract, in the westerly line of that 1.058 acre tract, as described in a deed to Nelsie M. Dailey, of record in Official Record Volume 06407 G04;

Thence South 5°38'13" West, along the easterly line of said 82.346 acre tract, the westerly line of said 1.058 acre tract, a distance of 847.91 feet to an iron pin found in the southerly line of said Section 6, the northerly line of said Section 7, in the northerly line of that 7.117 acre tract as described in a deed to Elizabeth Demeter, of record in Deed Book 3549, Page 424, at the southeasterly corner of said 82.346 acre tract, the southwesterly corner of said 1.058 acre tract;

Thence North 84°58'22" West, along said Section line, a southerly line of said 82.346 acre tract and the northerly line of said 7.117 acre tract, a distance of 547.72 feet to an iron pin at the northwesterly corner of said 7.117 acre tract;

Thence South 5°04'52" West, along the easterly line of said 82.346 acre tract, the westerly line of said 7.117 acre tract, the westerly line of that 6.300 acre tract (Parcel 3), as described in a deed to Robert G. Swan, of record in Official Record Volume 12680 F07, the westerly line of Lot 10, as delineated on the plat "TIMBERCREEK VILLAGE", of record in Plat Book 69, Page 3, passing an iron pin found at 639.04 feet, a total distance of 662.15 feet to an iron pin set;

Thence through said 82.346 acre tract, the following three (3) courses and distances:

1. North 85°09'14" West, 685.18 feet to an iron pin set;
2. South 4°50'46" West, 348.71 feet to an iron pin set;
3. North 85°09'14" West, 383.44 feet to an iron pin set in the easterly right-of-way line of Alum Creek Drive, in the easterly line of that 2.443 acre tract as described in Tract 2 a deed to the City of Columbus, of record in Official Record Volume 16840 D14;

Thence North 4°50'46" East, along said right-of-way line, the easterly line of said 2.443 acre tract, a distance of 892.24 feet to a point in the southerly line of that 0.602 acre tract as described in a deed to Henry O'Conner and James R. Pospishil, of record in Official Record Volume 15439 C10, in a northerly line of said 82.346 acre tract;

Thence South 84°58'22" East, along a northerly line of said 82.346 acre tract, along the southerly line of said 0.602 acre tract, a distance of 155.00 feet to a point at the southeasterly corner of said 0.602 acre tract;

Thence North 4°50'46" East, along the easterly line of said 0.602 acre tract, a westerly line of said 82.346 acre tract, a distance of 122.00 feet to an iron pin found in said Section line, at the northeasterly corner of said 0.602 acre tract;

Thence North 84°58'22" West, along a southerly line of said 82.346 acre tract, the northerly line of said 0.602 acre tract, a distance of 155.00 feet to an iron pin set in the easterly right-of-way line of Alum Creek Drive, in the easterly line of that 2.336 acre tract as described in Tract 1 in a deed to the City of Columbus, of record in Official Record Volume 16840 D14;

Thence North 4°45'12" East, along the easterly right-of-way line of said Alum Creek Drive, the easterly line of said 2.336 acre tract, a distance of 849.71 feet to the place beginning and containing 50.617 acres of land.

For the purpose of this description a bearing of South 84°54' 30" East was used on the centerline of Watkins Road as established between Franklin County Monuments No. 8840 and No. 8841 and all other bearings then calculated from this meridian.

This description has been prepared by Hockaden and Associates, Inc., Consulting Engineers, from an actual field survey of the premises in January, 1991.

DESCRIPTION
50.617 ACRE BOUNDARY SURVEY

LOCATION
OUT OF 82.346 ACRE TRACT
EAST OF ALUM CREEK DRIVE
SOUTH OF WATKINS ROAD

CLIENT
SCHOTTENSTEIN STORES

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

DRAWN BY: JLP	CHECKED BY: JLP	GROUP No.	AREA No.	SHEET
1"=100'	7/25/97		15	1 OF 1

C:\PROJECT\P-774\DRAWING\BOUND-1 Fri Jul 25 10:55:41 1997 JLP @ HOCKADEN AND ASSOC.