

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
BEING A PART OF SECTION 21 AND SECTION 22, TOWNSHIP 12, RANGE 21

Split

DESCRIPTION OF 2.292 ACRE TRACT
NORTH OF GROVES ROAD
EAST OF CLOVER LEAF ST. EAST
CITY OF COLUMBUS

Situated in the State of Ohio, Franklin County, City of Columbus, being a part of Section 21 and Section 22, Township 12, Range 21, and being a part of the 9.535 acre property conveyed to John M. Ranft as recorded in Instrument No. 20001120008736 in the Franklin County Recorder's Office (all references refer to records in the Franklin County Recorder's Office) and more fully described as follows:

Beginning for reference at the center line intersection of Groves Road and Clover Leaf Street East, as shown on the Dedication Plat of Cloverleaf Street East, as recorded in Plat Book 41, Page 112;

Thence North 89°44'29" East a distance of 642.01 feet, along the center line of said Groves Road, to an existing railroad spike;

Thence North 0°15'31" West a distance of 30.00 feet to an iron pin set at the southwestern property corner of said Ranft being the Point of Beginning;

Thence North 0°21'31" West a distance of 235.00 feet, along the westerly property line of said Ranft, to an iron pin set;

Thence North 89°44'29" East a distance of 425.14 feet to an iron pin set;

Thence South 0°15'31" East a distance of 235.00 feet to an iron pin set on the southerly property line of said Ranft;

Thence South 89°44'29" West a distance of 424.73 feet, along the southerly property line of said Ranft to the Point of Beginning containing 2.292 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in June of 2000.

A bearing of North 89°44'29" East was used on the centerline of Groves Road, as delineated on the Dedication Plat of Cloverleaf Street East, of record in Plat Book 41, Page 112, in the Recorder's Office, Franklin County, Ohio.
41337061400F1

DESCRIPTION OF 0.270 ACRE TRACT
NORTH OF GROVES ROAD
EAST OF CLOVER LEAF ST. EAST
CITY OF COLUMBUS

Situated in the State of Ohio, Franklin County, City of Columbus, being a part of Section 21 and Section 22, Township 12, Range 21, and being a part of the 9.535 acre property conveyed to John M. Ranft as recorded in Instrument No. 20001120008736 in the Franklin County Recorder's Office (all references refer to records in the Franklin County Recorder's Office) and more fully described as follows:

Beginning for reference at the center line intersection of Groves Road and Clover Leaf Street East, as shown on the Dedication Plat of Cloverleaf Street East, as recorded in Plat Book 41, Page 112;

Thence North 89°44'29" East a distance of 1116.69 feet, along the center line of said Groves Road, to a point;

Thence North 0°15'31" West a distance of 30.00 feet to an existing iron pin at the southeasterly property corner of said Ranft being the Point of Beginning;

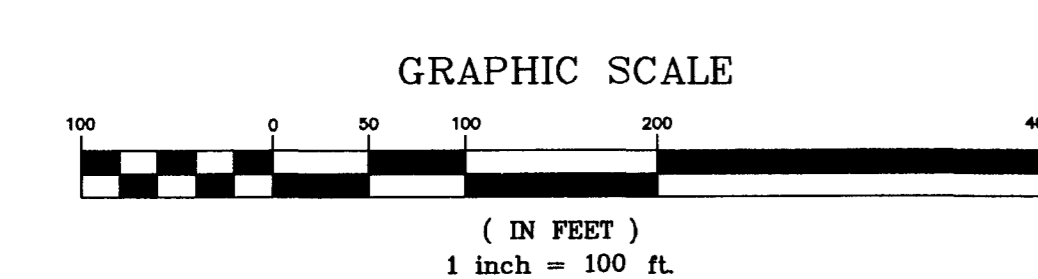
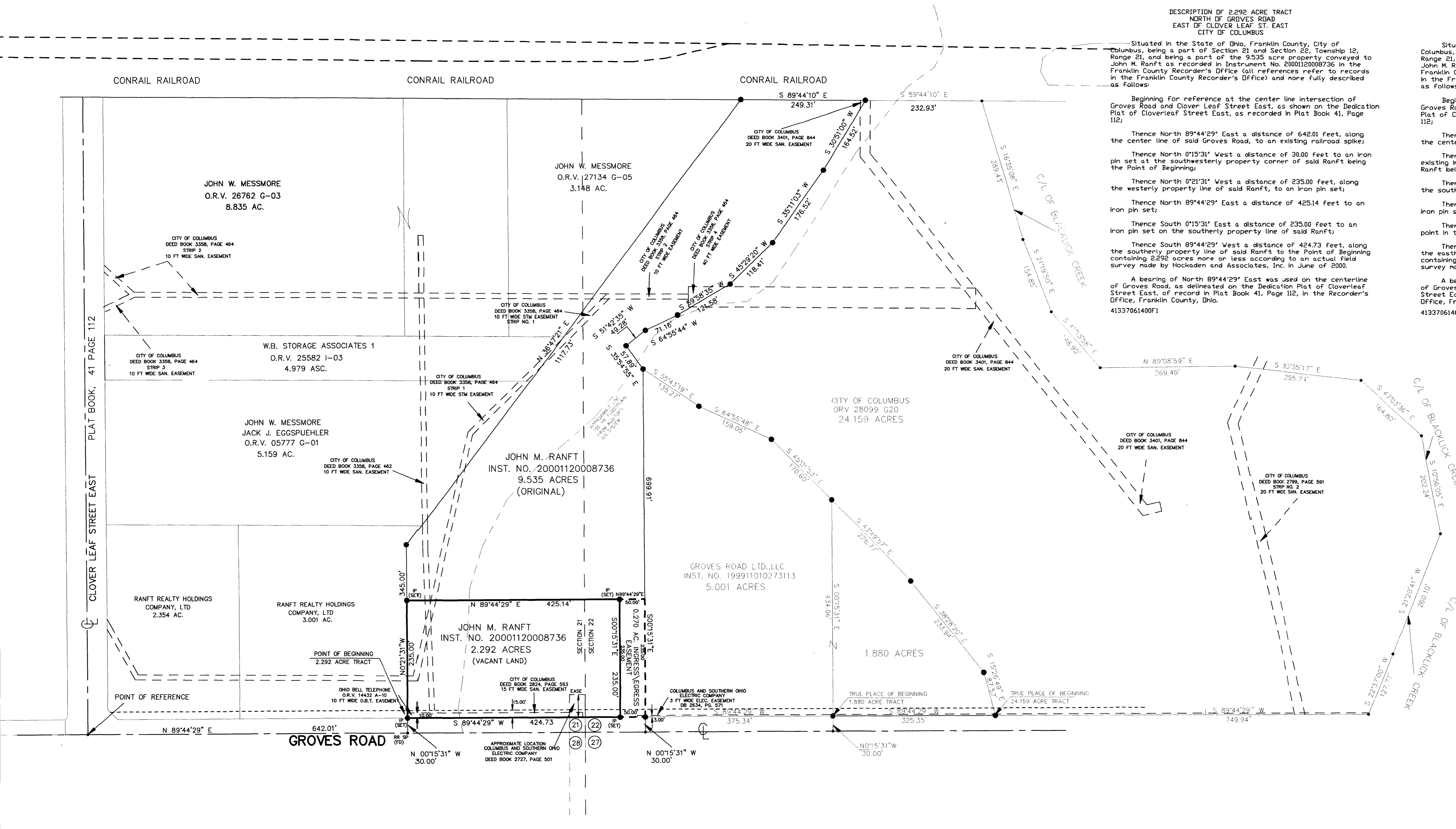
Thence North 89°44'29" West a distance of 50.00 feet, along the south property line of said Ranft, to an iron pin set;

Thence North 0°15'31" West a distance of 235.00 feet to an iron pin set;

Thence South 89°44'29" East a distance of 50.00 feet to a point in the easterly property line of said Ranft;

Thence South 0°15'31" East a distance of 235.00 feet, along the easterly property line of said Ranft to the Point of Beginning containing 0.270 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in June of 2000.

A bearing of North 89°44'29" East was used on the centerline of Groves Road, as delineated on the Dedication Plat of Cloverleaf Street East, of record in Plat Book 41, Page 112, in the Recorder's Office, Franklin County, Ohio.
41337061400F2



HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS

FRANK C. LONG
PROFESSIONAL SURVEYOR NO. 6615

DATE: 14 JUNE 2000

DESCRIPTION	
LOT SPLIT SURVEY	
LOCATION	
EAST OF HAMILTON ROAD NORTH OF GROVES ROAD COLUMBUS, OHIO	
CLIENT	
JOHN RANFT	
PREPARED BY:	
HOCKADEN AND ASSOCIATES, INC. Consulting Engineers & Surveyors 883 North Cassady Avenue Columbus, Ohio 43219 Telephone: (614) 252-0893 Fax: (614) 252-0444	
DRAWN BY: FCL	CHECKED BY: FCL
SCALE: 1" = 100'	DATE: 14 JUNE 2000
ORDER NO.: 41377.16	AREA NO.: 38-14
SHEET: 1 OF 1	

LAND PROJECTS R2:41377.dwg/41377BD.dwg, 06/14/00 02:37:16 PM, 1:100, FCL, @ HOCKADEN & ASSOCIATES, INC.