



Δ = 08°59'07"  
 R = 5679.65'  
 CH = 889.80'  
 CHB = S86°14'57.5"E

Δ = 09°07'46"  
 R = 5579.65'  
 CH = 888.12'  
 CHB = N86°19'16"W

COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY  
 29.42 ACRES  
 D.B. 2612, PG. 85

LANDMARK, INC.  
 CERTIFICATE OF NAME CHANGE  
 D.B. 3309, PG. 512  
 FORMERLY KNOWN AS:  
 THE FARM BUREAU COOPERATIVE ASSOCIATES, INC.  
 15 ACRES (ORIG.) 4.886 ACRES (RESIDUE)  
 D.B. 2800, PG. 566

12.211 ACRES

30.821 ACRES

THE J.A.S. GROUP, INC.  
 4.288 ACRES  
 O.R.V. 30092 A15

DESCRIPTION OF 12.211 ACRES OF LAND  
 Situated in the State of Ohio, County of Franklin, City of Columbus, part of the Southwest Quarter of Section 21, part of the Southeast Quarter of Section 20, Township 12, Range 21, Refuge Lands. Being all of that 2.304 acre tract as described in a deed to Landmark, Inc., of record in Deed Book 3726, Page 745, and 9.907 acres out of that 79.52 acre tract as described in a deed to the Farm Bureau Cooperative Association, Inc., of record in Deed Book 1269, Page 196, now known as Landmark, Inc., as described in a Certificate of Name Change, of record in Deed Book 3309, Page 512, and being further described in an Affidavit, of record in Official Record Volume 01716 G08, said 12.211 acre tract being more particularly described as follows:

Beginning at a rebar found in the centerline of Groves Road, at the southwestern corner of Section 21, the southeasterly corner of Section 20, being the southeasterly corner of that 19.075 acre tract as described in Parcel One, in a deed to S Robert Davis, of record in Official Record Volume 11799 G09; Thence South 82°21'25" East, along the centerline of said Groves Road, the southerly line of said 19.075 acre tract, a distance of 1117.84 feet to a railroad spike found at the southeasterly corner of said 19.075 acre tract; Thence North 07°44'29" East, along the easterly line of said 19.075 acre tract, into said 79.52 acre tract as described in Deed Book 1269, Page 196, passing an iron pin found at 30.00 feet, passing an iron pin found at the northeasterly corner of said 19.075 acre tract at 741.58 feet, a total distance of 820.69 feet to an iron pin set, and being the TRUE PLACE OF BEGINNING of the 12.211 acre tract herein described:

Thence North 55°52'01" West, 82.00 feet to an iron pin set;  
 Thence North 08°07'59" East, 220.00 feet to an iron pin set;  
 Thence North 81°52'01" West, 191.26 feet to an iron pin set;  
 Thence North 08°07'59" East, 110.00 feet to an iron pin set;  
 Thence North 81°52'01" West, a distance of 977.73 feet to an iron pin found at a point of curvature, in the southerly line of that 2.304 acre tract as described in a deed to Landmark, Inc., of record in Deed Book 3726, Page 745, passing an iron pin found at 863.35 feet, and being in the westerly line of said Section 21, the easterly line of said Section 20, in the easterly line of an original 29.42 acre tract as described in a deed to Columbus and Southern Ohio Electric Company, of record in Deed Book 2612, Page 85, and being the southeasterly corner of that 2.304 acre tract as described in a deed to Landmark, Inc., of record in Deed Book 3726, Page 745.

Thence along the arc of a curve to the left, along the southerly line of said 2.304 acre tract, having a radius of 5579.65 feet, a central angle of 09°07'46", a chord which bears North 86°19'16" West, 889.80 feet to an iron pin found at the southeasterly corner of said 2.304 acre tract, in the easterly line of that 7.801 acre tract as described in a deed to Capitol Poly Bag, Inc., of record in Official Record Volume 1790 D06;

Thence North 07°14'42" East, along the westerly line of said 2.304 acre tract, the easterly line of said 7.801 acre tract, a distance of 101.00 feet to an iron pin found at the northwesterly corner of said 2.304 acre tract, in the southerly line of Conrail Railroad;

Thence along the arc of a non-tangent curve to the right, along the southerly line of said Conrail Railroad, the northerly line of said 2.304 acre tract, having a radius of 5679.65 feet, a central angle of 08°59'07", a chord which bears South 86°14'57.5" East, 889.80 feet to an iron pin found;

Thence South 81°52'01" East, continuing along the northerly line of said 2.304 acre tract, along the southerly line of said Conrail Railroad, passing an iron pin found at the northwesterly corner of said 2.304 acre tract at 112.84 feet, a total distance of 1827.40 feet to an iron pin found;

Thence North 08°25'29" East, along a line of said Conrail Railroad, a distance of 20.00 feet to an iron pin found;

Thence North 81°51'57" East, continuing along the southerly line of said Conrail Railroad, a distance of 841.55 feet to an iron pin found in the westerly limited access right-of-way line of Hamilton Road;

Thence South 07°47'51" West, along the westerly limited access right-of-way line of Hamilton Road, a distance of 32.27 feet to an iron pin found;

Thence South 07°16'55" West, continuing along the westerly limited access right-of-way line of Hamilton Road, a distance of 31.80 feet to an iron pin found at the northwesterly corner of that 4.288 acre tract as described in a deed to The J.A.S. Group, Inc., of record in Official Record Volume 30092 A15;

Thence North 89°50'42" West, along the northerly line of said 4.288 acre tract, a distance of 327.34 feet to a rebar found;

Thence North 84°49'02" West, continuing along the northerly line of said 4.288 acre tract, a distance of 186.72 feet to a rebar found at the northwesterly corner of said 4.288 acre tract;

Thence through said 79.52 acre tract as described in said deed to the Farm Bureau Cooperative Association, Inc., of record in Deed Book 1269, Page 196, the following six (6) courses and distances:

1. North 67°28'10" West, 93.44 feet to an iron pin set;
2. North 04°42'00" West, 18.48 feet to an iron pin set;
3. North 83°00'05" West, 269.74 feet to an iron pin set;
4. South 21°45'08" West, 51.15 feet to an iron pin set;
5. South 52°38'40" West, 493.16 feet to a railroad spike set;
6. North 82°15'31" West, 194.49 feet to the True Place of Beginning and containing 12.211 acres of land.

DESCRIPTION OF 30.821 ACRES OF LAND

Situated in the State of Ohio, County of Franklin, City of Columbus, part of the Southwest Quarter of Section 21, Township 12, Range 21, Refuge Lands. Being 4.886 acre out of that 15 acre tract as described in a deed to the Farm Bureau Cooperative Association, Inc., of record in Deed Book 2800, Page 566, and 25.935 acres out of that 79.52 acre tract as described in a deed to the Farm Bureau Cooperative Association, Inc., of record in Deed Book 1269, Page 196, now known as Landmark, Inc., as described in a Certificate of Name Change, of record in Deed Book 3309, Page 512, and being further described in an Affidavit, of record in Official Record Volume 01716 G08, said 30.821 acre tract being more particularly described as follows:

Beginning at a rebar found in the centerline of Groves Road, at the southwestern corner of Section 21, the southeasterly corner of Section 20, being the southeasterly corner of that 19.075 acre tract as described in Parcel One, in a deed to S Robert Davis, of record in Official Record Volume 11799 G09; Thence South 82°21'25" East, along the centerline of said Groves Road, the southerly line of said 19.075 acre tract, a distance of 1117.84 feet to a railroad spike found at the southeasterly corner of said 19.075 acre tract, and being the TRUE PLACE OF BEGINNING of the 30.821 acre tract herein described:

Thence North 07°44'29" East, along the easterly line of said 19.075 acre tract, passing an iron pin found at 30.00 feet, a distance of 741.58 feet to an iron pin found at the northeasterly corner of said 19.075 acre tract;

Thence North 82°20'43" West, along the northerly line of said 19.075 acre tract, a distance of 1122.76 feet to a point in the westerly line of said Section 21, at the northwesterly corner of said 19.075 acre tract;

Thence North 07°21'39" East, along the westerly line of said Section 21, a distance of 454.47 feet to an iron pin found at the southeasterly corner of that 2.304 acre tract as described in a deed to Landmark, Inc., of record in Deed Book 3726, Page 745;

Thence through said 79.52 acre tract as described in said deed to the Farm Bureau Cooperative Association, Inc., of record in Deed Book 1269, Page 196, the following eleven (11) courses and distances:

1. South 81°52'01" East, 863.35 feet to an iron pin set;
2. South 08°07'59" West, 110.00 feet to an iron pin set;
3. South 81°52'01" East, 191.26 feet to an iron pin set;
4. South 08°07'59" West, 220.00 feet to an iron pin set;
5. South 55°52'01" East, 82.00 feet to an iron pin set;
6. South 82°15'31" East, 194.49 feet to a railroad spike set;
7. North 52°38'40" East, 493.16 feet to an iron pin set;
8. North 21°45'08" East, 51.15 feet to an iron pin set;
9. South 83°00'05" East, 269.74 feet to an iron pin set;
10. South 04°42'00" West, 18.48 feet to an iron pin set;
11. South 67°28'10" East, 93.44 feet to a rebar found at the northwesterly corner of that 4.288 acre tract as described in a deed to The J.A.S. Group, Inc., of record in Official Record Volume 30092 A15;

Thence South 07°36'57" West, along the westerly line of said 4.288 acre tract, a distance of 344.15 feet to a rebar found at the southwesterly corner of said 4.288 acre tract, in the northerly line of that 4.308 acre tract as described in a deed to P.S.S. Corp., of record in Official Record Volume 16500 I01;

Thence North 82°14'22" West, along the northerly line of said 4.308 acre tract, a distance of 68.35 feet to an iron pin found;

Thence South 07°33'57" West, along the westerly line of said 4.308 acre tract, a distance of 466.00 feet to a point;

Thence South 53°37'16" West, along a westerly line of said 4.308 acre tract, a distance of 98.68 feet to a rebar found;

Thence South 07°34'35" West, along the westerly line of said 4.308 acre tract, a distance of 301.03 feet to a P.K. nail found in the centerline of Groves Road at the southwesterly corner of said 4.308 acre tract;

Thence North 82°21'25" West, along the centerline of Groves Road, a distance of 782.89 feet to the True Place of Beginning and containing 30.821 acres of land.

S ROBERT DAVIS  
 PARCEL ONE  
 19.075 ACRES  
 O.R.V. 11799 G09

LANDMARK, INC.  
 CERTIFICATE OF NAME CHANGE  
 D.B. 3309, PG. 512  
 FORMERLY KNOWN AS:  
 THE FARM BUREAU COOPERATIVE ASSOCIATES, INC.  
 79.52 ACRES (ORIG.)  
 D.B. 1269, PG. 196

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12, RANGE 21, REFUGUE LANDS. BEING AN INGRESS/EGRESS EASEMENT LOCATED IN THAT 79.52 ACRE TRACT AS DESCRIBED IN A DEED TO THE FARM BUREAU COOPERATIVE ASSOCIATION, INC., OF RECORD IN DEED BOOK 1269, PAGE 196, NOW KNOWN AS LANDMARK, INC., AS DESCRIBED IN A CERTIFICATE OF NAME CHANGE, OF RECORD IN DEED BOOK 3309, PAGE 512, AND BEING FURTHER DESCRIBED IN AN AFFIDAVIT, OF RECORD IN OFFICIAL RECORD VOLUME 01716 G08, SAID INGRESS/EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a rebar found in the centerline of Groves Road, at the southwestern corner of Section 21, the southeasterly corner of Section 20, being the southeasterly corner of that 19.075 acre tract as described in Parcel One, in a deed to S Robert Davis, of record in Official Record Volume 11799 G09; Thence South 82°21'25" East, along the centerline of said Groves Road, the southerly line of said 19.075 acre tract, a distance of 1117.84 feet to a railroad spike found at the southeasterly corner of said 19.075 acre tract, and being the TRUE PLACE OF BEGINNING of the ingress/egress easement herein described:

Thence North 07°44'29" East, along the easterly line of said 19.075 acre tract, into said 79.52 acre tract as described in Deed Book 1269, Page 196, passing an iron pin found at 30.00 feet, passing an iron pin found at the northeasterly corner of said 19.075 acre tract at 741.58 feet, a total distance of 820.69 feet to an iron pin set;

Thence through said 79.52 acre tract as described in said deed to the Farm Bureau Cooperative Association, Inc., of record in Deed Book 1269, Page 196, the following seven (7) courses and distances:

1. South 82°15'31" East, 194.49 feet to a railroad spike set;
2. North 52°38'40" East, 493.16 feet to an iron pin set;
3. South 37°21'20" East, 25.00 feet to a point;
4. South 52°38'40" West, 523.16 feet to a point;
5. South 76°03'49" West, 130.23 feet to a point;
6. South 07°44'29" West, 647.59 feet to a point;
7. South 34°13'36" East, 115.44 feet to a point in the centerline of Groves Road;

Thence North 82°21'25" West, along the centerline of Groves Road, a distance of 147.20 feet to the True Place of Beginning and containing an area of 81,151 square feet.

NOTES  
 \* 3/4" IRON PINS WITH PLASTIC CAP "KOSANHECK"  
 IRON PIN SET ARE 3/4" 30" LONG WITH PLASTIC CAP STAMPED "HOCKADEN"

LEGEND  
 ○ IRON PIN FOUND  
 △ RAILROAD SPIKE FOUND  
 ● P.K. NAIL FOUND  
 ● IRON PIN SET  
 ▲ RAILROAD SPIKE SET

BASIS OF BEARING  
 FOR THE PURPOSE OF THIS SURVEY A BEARING OF SOUTH 82°21'25" EAST WAS USED ON THE CENTER LINE OF GROVES ROAD AS DESCRIBED IN A DEED TO S ROBERT DAVIS, PARCEL ONE, OF RECORD IN OFFICIAL RECORD VOLUME 11799 G09, FRANKLIN COUNTY RECORDER'S OFFICE.

DESCRIPTION  
**BOUNDARY SURVEY**  
 LOCATION  
**4250 GROVES ROAD  
 NORTH OF GROVES ROAD  
 WEST OF HAMILTON ROAD**  
 CLIENT  
**LANDMARK, INC.**

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 ORDER No. 40700 AREA No. 38-13 SHEET 1 OF 1  
 SCALE: 1"=120' DATE: 11-20-96



HOCKADEN AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 John L. Price 11/23/96  
 JOHN L. PRICE  
 REGISTERED PROFESSIONAL SURVEYOR NO. 7159

