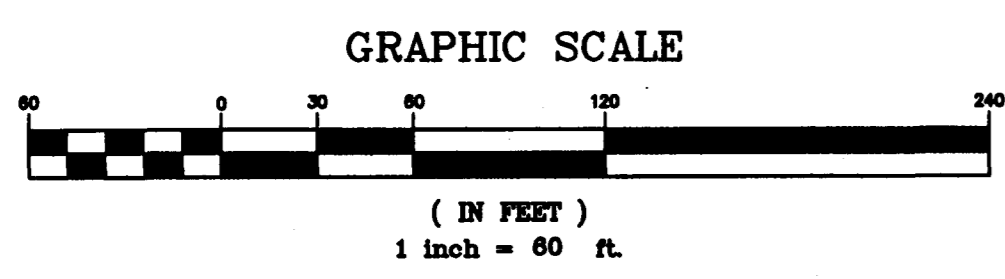
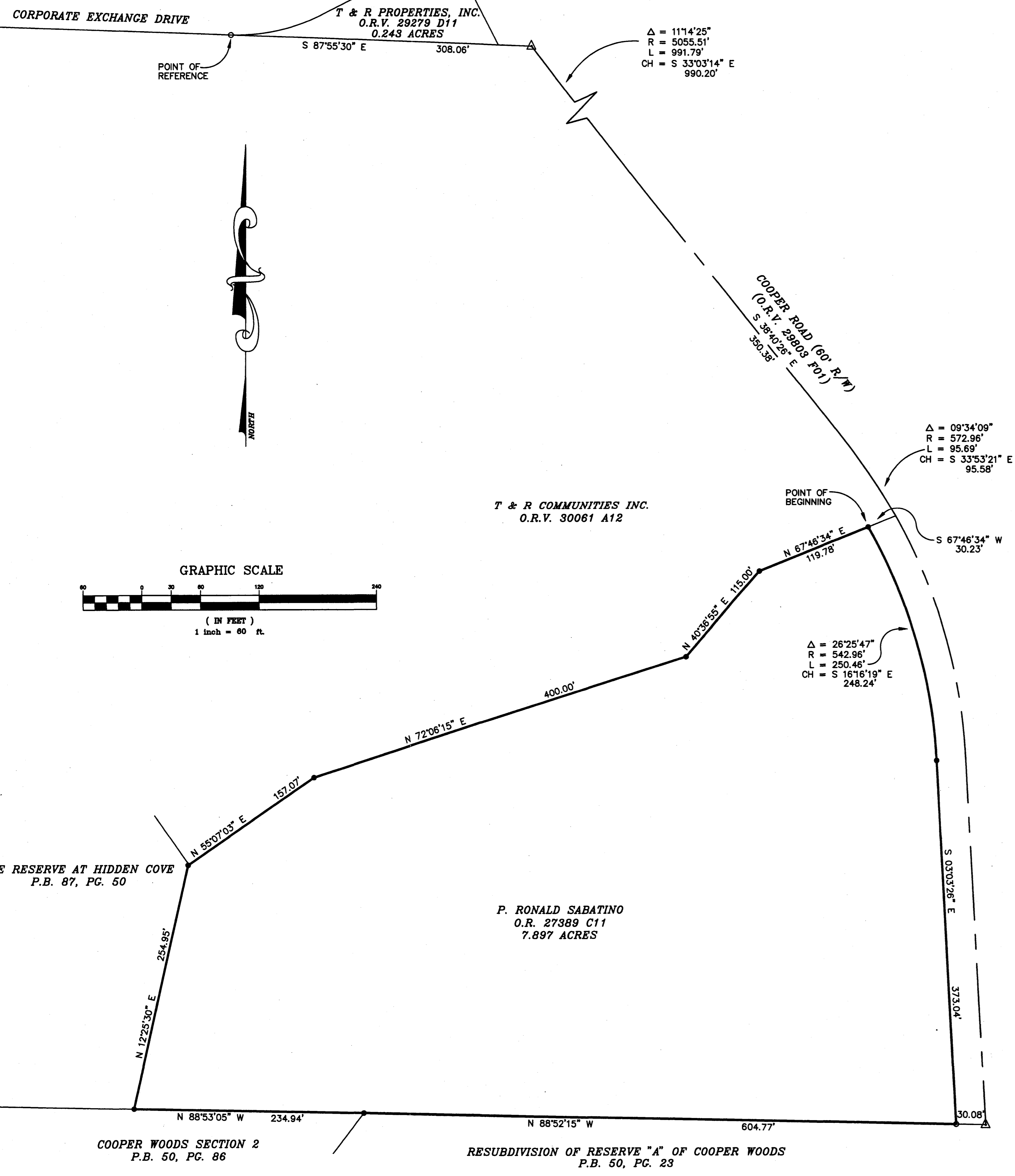
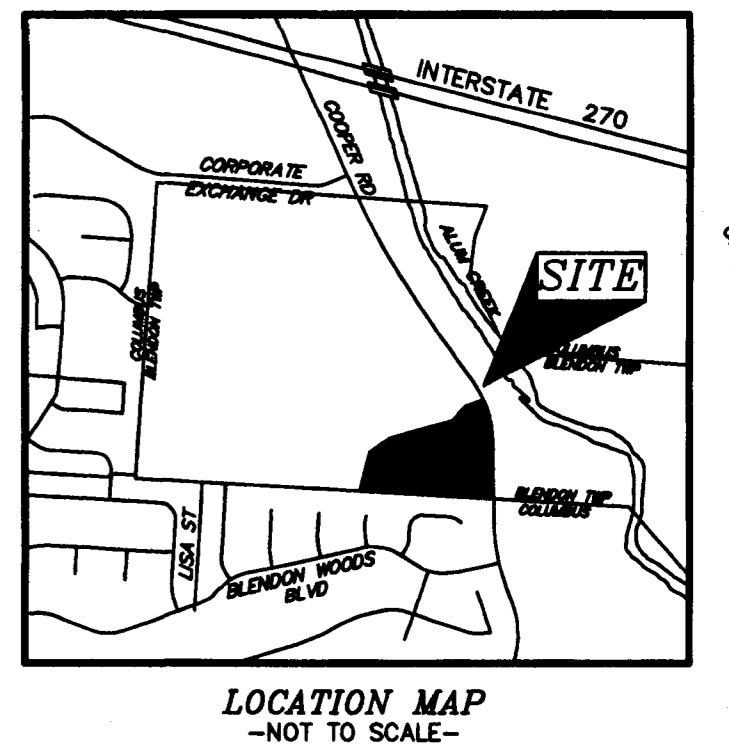


SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, SECTION 2, TOWNSHIP 2, RANGE 17, OF THE UNITED STATES MILITARY LANDS.



DESCRIPTION OF A 7.897 ACRE TRACT NORTH OF COOPER WOODS SECTION 2 SOUTH OF CORPORATE EXCHANGE DRIVE WEST OF COOPER ROAD

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, SECTION 2, TOWNSHIP 2, RANGE 17, OF THE UNITED STATES MILITARY LANDS, AND BEING A PART OF THE PROPERTY CONVEYED TO P. RONALD SABATINO AS RECORDED IN OFFICIAL RECORDS VOLUME 27389 C11 IN THE FRANKLIN COUNTY RECORDER'S OFFICE, ALL DEED, PLAT BOOK AND OFFICIAL RECORDS VOLUME REFERENCES BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN EXISTING 3/4" I.D. PIPE WITH A "HOCKADEN" IDENTIFICATION CAP ON THE SOUTH RIGHT OF WAY OF CORPORATE EXCHANGE DRIVE AS SHOWN ON THE DEDICATION OF CORPORATE EXCHANGE DRIVE, COOPER ROAD AND EASEMENTS AS RECORDED IN P.B. 60, PG. 23 AT THE SOUTHWEST PROPERTY CORNER OF T & R PROPERTIES, INC. (O.R.V. 29279 D11) 0.243 ACRE TRACT;

THENCE SOUTH 87°55'30" EAST A DISTANCE OF 308.06 FEET, ALONG THE SOUTH PROPERTY LINE OF SAID T & R PROPERTIES, INC. TO AN EXISTING RAILROAD SPIKE IN THE CENTERLINE OF COOPER ROAD AS CONVEYED TO THE CITY OF COLUMBUS (O.R.V. 29803 F01);

THENCE ALONG A CURVE TO THE LEFT, (DELTA=111'4'25", RADIUS=5055.51 FEET, LENGTH=991.79 FEET) A CHORD BEARING SOUTH 33°03'14" EAST A DISTANCE OF 990.20 FEET, ALONG THE CENTERLINE OF SAID COOPER ROAD TO A POINT;

THENCE SOUTH 38°40'26" EAST A DISTANCE OF 350.38 FEET, ALONG THE CENTERLINE OF SAID COOPER ROAD TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT, (DELTA=09'34'09", RADIUS=572.96 FEET, LENGTH=95.69 FEET) A CHORD BEARING SOUTH 33°53'21" EAST A DISTANCE OF 95.58 FEET, ALONG THE CENTERLINE OF SAID COOPER ROAD TO A POINT;

THENCE SOUTH 67°46'34" WEST A DISTANCE OF 30.23 FEET TO AN IRON PIN SET IN THE WEST RIGHT OF WAY OF SAID COOPER ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG A CURVE TO THE RIGHT, (DELTA=26'25'47", RADIUS=542.96 FEET, LENGTH=250.46 FEET) A CHORD BEARING SOUTH 16°16'19" EAST A DISTANCE OF 248.24 FEET, ALONG THE RIGHT OF WAY OF SAID COOPER ROAD TO AN IRON PIN SET;

THENCE SOUTH 03°03'26" EAST A DISTANCE OF 373.04 FEET ALONG THE RIGHT OF WAY OF SAID COOPER ROAD TO AN EXISTING IRON PIN IN THE NORTH LINE OF RESUBDIVISION OF RESERVE "A" OF COOPER WOODS (P.B. 50, PG. 23);

THENCE NORTH 88°52'15" WEST A DISTANCE OF 604.77 FEET, ALONG THE NORTH LINE OF RESUBDIVISION OF RESERVE "A" OF COOPER WOODS TO AN IRON PIN SET;

THENCE NORTH 88°53'05" WEST A DISTANCE OF 234.94 FEET, ALONG THE NORTH LINE OF COOPER WOODS SECTION 2 (P.B. 50, PG. 86) TO AN IRON PIN SET;

THENCE NORTH 12°25'30" EAST A DISTANCE OF 254.95 FEET, ALONG THE EAST LINE OF HIDDEN COVE (P.B. 87, PG. 50) TO AN IRON PIN SET;

THENCE NORTH 55°07'03" EAST A DISTANCE OF 157.07 FEET TO AN IRON PIN SET;

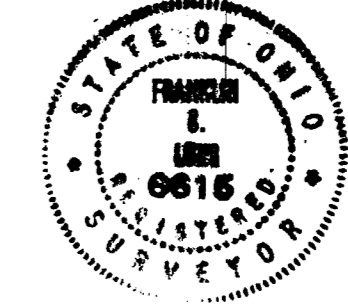
THENCE NORTH 72°06'15" EAST A DISTANCE OF 400.00 FEET TO AN IRON PIN SET;

THENCE NORTH 40°36'55" EAST A DISTANCE OF 115.00 FEET TO AN IRON PIN SET;

THENCE NORTH 67°46'34" EAST A DISTANCE OF 119.78 FEET TO THE POINT OF BEGINNING, CONTAINING 7.897 ACRES MORE OR LESS, BASED UPON AN ACTUAL FIELD SURVEY MADE BY HOCKADEN AND ASSOCIATES, INC. IN JUNE OF 1994.

BEARINGS ARE BASED UPON CORPORATE EXCHANGE DRIVE AS SHOWN ON THE DEDICATION OF CORPORATE EXCHANGE DRIVE, COOPER ROAD AND EASEMENTS AS RECORDED IN PLAT BOOK 60, PAGE 22 IN THE FRANKLIN COUNTY RECORDER'S OFFICE, THE CENTERLINE BEARING S 87°58'33" E.

- LEGEND**
- △ EX. R.R. SPK.
  - EX. I.P.
  - I.P. SET



HOCKADEN AND ASSOCIATES, INC.  
 Consulting Engineers  
 Frank C. Long  
 PROFESSIONAL SURVEYOR NO. 6615

DESCRIPTION	LOT SPLIT SURVEY		
LOCATION	NORTH OF COOPER WOODS SECTION 2 SOUTH OF CORPORATE EXCHANGE DRIVE WEST OF COOPER ROAD		
CLIENT	T & R PROPERTIES, INC.		
PREPARED BY:	HOCKADEN AND ASSOCIATES, INC. Consulting Engineers & Surveyors 833 North Cassady Avenue Columbus, Ohio 43219 Telephone: (614) 292-0883 Fax: (614) 292-0444		
DRAWN BY: A.G.W.	CHECKED BY: F.C.L.	ORDER No.	AREA No.
SCALE: 1"=60'	DATE: 11/10/97	40789.15	5-8
		SHEET 1 OF 1	