

1.202 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 2, Range 16, United States Military Lands, and being part of Albany Lake Way (formerly known as Albany Park Drive, name change in City of Columbus Ordinance Number 1626-00) as dedicated in Plat Book 90, Page 60 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an iron pin set in the southerly right-of-way line of said Albany Lake Way, at the northwesterly corner of Lot 42 of "Albany Park Section 2 Part 2", a subdivision of record in Plat Book 95, Page 36, the northeasterly corner of that 27.308 acre tract conveyed to Town & Country City Inc. by deed of record in Instrument Number 200602280037517;

Thence with said southerly right-of-way line, with the northerly line of the remainder of said 27.308 acre tract, with the arc of a curve to the right, having a central angle of $44^{\circ} 45' 41''$, a radius of 230.00 feet, an arc length of 179.68 feet, a chord bearing of North $82^{\circ} 19' 26''$ West and chord distance of 175.15 feet to an iron pin set at a point of reverse curvature;

Thence continuing with said southerly right-of-way line, said northerly line, with the arc of a curve to the left, having a central angle of $23^{\circ} 43' 39''$, a radius of 620.00 feet, an arc length of 256.76 feet, a chord bearing of North $71^{\circ} 48' 25''$ West and chord distance of 254.93 feet to an iron pin set at the common corner of said 27.308 acre tract and that 64.327 acre tract conveyed to Hamilton Crossing, LLC by deed of record in Instrument Number 201510300154503, the **TRUE POINT OF BEGINNING**;

Thence with the southerly right-of-way line of said Albany Lake Way, with a northerly line of said 64.327 acre tract, the following courses and distances:

with the arc of a curve to the left, having a central angle of $09^{\circ} 07' 38''$, a radius of 620.00 feet, an arc length of 98.76 feet, a chord bearing of North $88^{\circ} 14' 03''$ West and chord distance of 98.66 feet to an iron pin set at a point of tangency;

South $87^{\circ} 12' 08''$ West, a distance of 553.23 feet to an iron pin set at a point of curvature; and

with the arc of a curve to the right, having a central angle of $36^{\circ} 20' 53''$, a radius of 380.00 feet, an arc length of 241.07 feet, a chord bearing of North $74^{\circ} 37' 26''$ West and chord distance of 237.05 feet to an iron pin set at the southwesterly terminus of said Albany Lake Way;

Thence North $36^{\circ} 36' 57''$ East, with the westerly terminus of said Albany Lake Way, an easterly line of said 64.327 acre tract, a distance of 60.10 feet to an iron pin set at the northwesterly terminus of said Albany Lake Way;

Thence with the northerly right-of-way line of said Albany Lake Way, with a southerly line of said 64.327 acre tract, the following courses and distances:

with the arc of a curve to the left, having a central angle of $35^{\circ} 46' 21''$, a radius of 320.00 feet, an arc length of 199.79 feet, a chord bearing of South $74^{\circ} 54' 41''$ East and chord distance of 196.56 feet to an iron pin set at a point of tangency;

North $87^{\circ} 12' 08''$ East, a distance of 553.23 feet to an iron pin set at a point of curvature;

and

with the arc of a curve to the right, having a central angle of $08^{\circ} 18' 57''$, a radius of 680.00 feet, an arc length of 98.69 feet, a chord bearing of South $88^{\circ} 38' 24''$ East and chord distance of 98.61 feet to an iron pin set;

Thence South $02^{\circ} 47' 52''$ East, across said Albany Lake Way, a distance of 60.70 feet to the **TRUE POINT OF BEGINNING**, containing 1.202 acres, more or less.

1.202 ACRES

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Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (2007 Adjustment). Control for bearings was from coordinates of monuments FCGS 8815 & FCGS 8816, having a bearing of North 03° 23' 04" East for a portion of the centerline of Hamilton Road (Relocated), established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



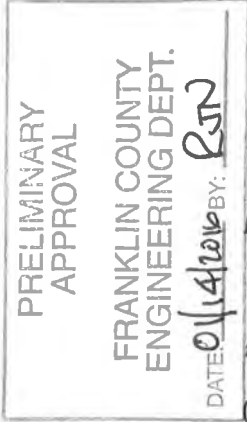
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

1/14/16

Date

HLK
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PENDING DEED PRESENTATION

0.593 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 2, Range 16, United States Military Lands, and being part of Albany Lake Way (formerly known as Albany Park Drive, name change in City of Columbus Ordinance Number 1626-00) as dedicated in Plat Book 90, Page 60 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set in the southerly right-of-way line of said Albany Lake Way, at the northwesterly corner of Lot 42 of "Albany Park Section 2 Part 2", a subdivision of record in Plat Book 95, Page 36, the northeasterly corner of that 27.308 acre tract conveyed to Town & Country City Inc. by deed of record in Instrument Number 200602280037517;

Thence with said southerly right-of-way line, with the northerly line of the remainder of said 27.308 acre tract, with the arc of a curve to the right, having a central angle of 44° 45' 41", a radius of 230.00 feet, an arc length of 179.68 feet, a chord bearing of North 82° 19' 26" West and chord distance of 175.15 feet to an iron pin set at a point of reverse curvature;

Thence continuing with said southerly right-of-way line, said northerly line, with the arc of a curve to the left, having a central angle of 23° 43' 39", a radius of 620.00 feet, an arc length of 256.76 feet, a chord bearing of North 71° 48' 25" West and chord distance of 254.93 feet to an iron pin set at a common corner of the remainder of said 27.308 acre tract and that 64.327 acre tract conveyed to Hamilton Crossing, LLC by deed of record in Instrument Number 201510300154503;

Thence North 02° 47' 52" West, across said Albany Lake Way, a distance of 60.70 feet to an iron pin set on the arc of a curve in the northerly right-of-way line of said Albany Lake Way, being at the common corner of said 64.327 acre tract and the remainder of that 23.250 acre tract conveyed to Town & Country City Inc. by deed of record in Instrument Number 200001190012686;

Thence with said northerly right-of-way line, with the southerly line of said 23.250 acre tract, with the arc of a curve to the right, having a central angle of 24° 32' 20", a radius of 680.00 feet, an arc length of 291.23 feet, a chord bearing of South 72° 12' 45" East and chord distance of 289.01 feet to an iron pin set at a point of reverse curvature;

Thence continuing with said northerly right-of-way line, continuing with said southerly line, with the arc of a curve to the left, having a central angle of 44° 45' 41", a radius of 170.00 feet, an arc length of 132.81 feet, a chord bearing of South 82° 19' 26" East and chord distance of 129.46 feet to an iron pin set;

Thence South 14° 42' 17" East, across said Albany Lake Way, a distance of 60.00 feet to the POINT OF BEGINNING, containing 0.593 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (2007 Adjustment). Control for bearings was from coordinates of monuments FCGS 8815 & FCGS 8816, having a bearing of North 03° 23' 04" East for a portion of the centerline of Hamilton Road (Relocated), established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 1/14/16
Heather L. King Date
Professional Surveyor No. 8307



*PENDING DEED PRESENTATION *



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

SURVEY OF ACREAGE PARCEL

QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 16

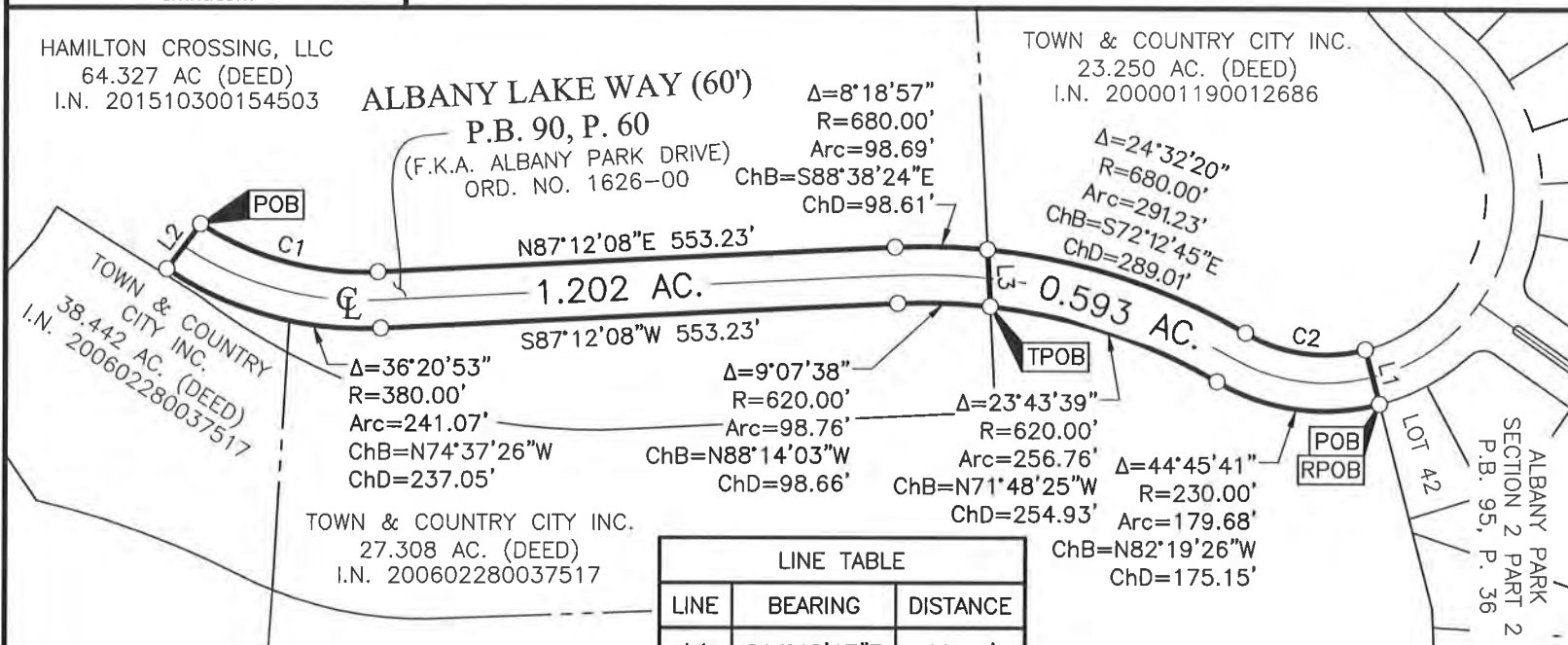
UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 27, 2015
 Revised: January 14, 2016

Scale: 1" = 200'

Job No. 2015-0932



BASIS OF BEARINGS:
 Bearings are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (2007 Adjustment). Control for bearings was from coordinates of monuments FCGS 8815 & FCGS 8816, having a bearing of North 03° 23' 04" East for a portion of the centerline of Hamilton Road (Relocated), established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

HAMILTON CROSSING, LLC
 64.327 AC. (DEED)
 I.N. 201510300154503

TOWN & COUNTRY CITY INC.
 23.250 AC. (DEED)
 I.N. 200001190012686

TOWN & COUNTRY CITY INC.
 38.442 AC. (DEED)
 I.N. 200602280037517

TOWN & COUNTRY CITY INC.
 27.308 AC. (DEED)
 I.N. 200602280037517

ALBANY PARK
 SECTION 2 PART 2
 P.B. 95, P. 36
 LOT A2

○ = I.P. SET
 I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



GRAPHIC SCALE (in feet)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S14°42'17"E	60.00'
L2	N36°36'57"E	60.10'
L3	S02°47'52"E	60.70'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	35°46'21"	320.00'	199.79'	S74°54'41"E	196.56'
C2	44°45'41"	170.00'	132.81'	S82°19'26"E	129.46'



By *Heather L. King* 1/14/16
 Heather L. King Date
 Professional Surveyor No. 8307