

55.460 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 all of those 44.938, 2.751 and 3.031 acre tracts conveyed to Casto Albany Park I LLC by deed of record in Instrument Number _____ and that 4.740 acre tract conveyed to Casto Albany Park I LLC by deed of record in Instrument Number _____, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at Franklin County Geodetic Survey monument number 8816 found at the centerline intersection of Hamilton Road with Dublin-Granville Road, being the common corner of said 44.938 acre tract and that 16.880 acre tract conveyed to State of Ohio by deed of record in Deed Book 3738, Page 298;

Thence North 03° 50' 37" East, with the line common to said 44.938 and 16.880 acre tracts, a distance of 611.25 feet to an iron pin set at the common corner of said 44.938 acre tract and that tract conveyed as Parcel 13WL to State of Ohio by deed of record in Official Record 25998B20, being in the southerly limited access right-of-way line of State Route 161 (Relocated);

Thence with the line common to said 44.938 acre tract and said Parcel 13WL, said southerly limited access right-of-way line, the following courses and distances:

North 66° 48' 43" East, a distance of 678.43 feet to an iron pin set;

North 67° 17' 20" East, a distance of 500.40 feet to an iron pin set;

North 71° 43' 05" East, a distance of 376.35 feet to an iron pin set;

North 85° 33' 03" East, a distance of 287.26 feet to an iron pin set;

South 85° 01' 50" East, a distance of 207.57 feet to an iron pin set;

South 83° 01' 55" East, a distance of 228.49 feet to an iron pin set; and

North 71° 13' 50" East, a distance of 87.45 feet to a 5/8 inch rebar found at the common corner of said 44.938 acre tract, said Parcel 13WL, that tract conveyed as Parcel 102-WL to State of Ohio by deed of record in Instrument Number 199905240130003, and said 4.740 acre tract;

Thence South 66° 01' 19" East, with the line common to said 4.740 acre tract and said Parcel 102-WL, continuing with said limited access right-of-way line, a distance of 282.01 feet to a 5/8 inch rebar found;

Thence South 16° 39' 21" East, continuing with said common line and said limited access right-of-way line, a distance of 289.25 feet to an iron pin set at the northwesterly corner of that tract conveyed as Parcel No. 102-WD to State of Ohio by deed of record in Instrument Number 199905240130003;

Thence South 14° 37' 15" East, with the line common to said 4.740 acre tract and said Parcel 102-WD, being the westerly right-of-way line of Hamilton Road, a distance of 193.21 feet to a 5/8 inch rebar found;

Thence South 00° 47' 00" East, continuing with said common line, said westerly right-of-way line, a distance of 71.97 feet to an iron pin set at the northeasterly corner of that 5.876 acre tract conveyed to 161 Hamilton, LLC by deed of record in Instrument Number 200412010273500;

Thence with the line common to said 4.740 and 5.876 acre tracts, with a curve to the right, having a central angle of 10° 03' 52", a radius of 960.00 feet, an arc length of 168.63 feet and a chord bearing and distance of South 88° 19' 30" West, 168.42 feet to an iron pin set at a point of tangency;

Thence North 86° 38' 33" West, continuing with said common line, a distance of 260.00 feet to an iron pin set in the easterly line of said 44.938 acre tract;

Thence South 03° 21' 27" West, with the line common to said 44.938 and 5.876 acre tracts, a distance of 210.00 feet to a 3/4 inch iron pipe found at the northeasterly corner of that 2.657 acre tract conveyed to RS 161 East, LLC by deed of record in Instrument Number 200703140044962 and Instrument Number 200812310186357;

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Thence North 87° 37' 31" West, with the line common to said 44.938 and 2.657 acre tracts, a distance of 293.71 feet to a 3/4 inch iron pipe found;

Thence South 03° 17' 40" West, continuing with said common line, a distance of 397.89 feet to an iron pin set at the common corner of that 0.102 acre tract conveyed to State of Ohio by deed of record in Official Record 28163F08 and that 0.315 acre tract conveyed to State of Ohio by deed of record in Official Record 25998B16, being in the northerly right-of-way line of said Dublin-Granville Road;

Thence South 89° 38' 44" West, with the line common to said 44.938 and 0.315 acre tracts, with said northerly right-of-way line, a distance of 294.51 feet to an iron pin set in the easterly line of said 3.031 acre tract;

Thence South 03° 16' 33" West, with an easterly line of said 3.031 acre tract, the westerly line of said 0.315 acre tract, (passing at 8.14 feet a 3/4 inch iron pipe found) a total distance of 38.29 feet to a railroad spike found in the centerline of said Dublin-Granville Road;

Thence North 87° 06' 16" West, with said centerline, the southerly line of said 3.031 acre tract, a distance of 293.60 feet to a railroad spike found at the southeasterly corner of that 0.270 acre tract conveyed to City of Columbus, Ohio by deed of record in Official Record 24823J17;

Thence North 03° 16' 33" East, with the line common to said 3.031 and 0.270 acre tracts, a distance of 40.00 feet to an iron pin set at the southeasterly corner of said 2.751 acre tract;

Thence North 87° 06' 16" West, with the line common to said 2.751 and 0.270 acre tracts, a distance of 293.97 feet to an iron pin set in an easterly line of said 44.938 acre tract;

Thence South 03° 16' 14" West, with the line common to said 44.938 and 0.270 acre tracts, (passing at 10.05 feet a 3/4 inch iron pipe found) a total distance of 40.00 feet to a railroad spike found in the centerline of said Dublin-Granville Road;

Thence North 87° 06' 16" West, with said centerline, the southerly line of said 44.938 acre tract, a distance of 1037.97 feet to the POINT OF BEGINNING, containing 55.460 acres, more or less. Of said 55.460 acres, 0.917 acre is within the right-of-way of said Dublin-Granville Road. Of said 55.460 acres, 20.502 acres are all of PID: 010-286114, 24.436 acres are all of PID: 010-286113, 4.740 acres are all of PID: 010-247887, 3.031 acres are all of PID: 010-280216 and 2.751 acres are all of PID: 010-221377.

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

Heather L. King
Professional Surveyor No. 8307

10/13/15

Date

Closure OK

PRELIMINARY
APPROVAL

FRANKLIN COUNTY
ENGINEERING DEPT.

DATE: 13 Oct 15 BY: AS