

Parcel Exhibit

~ 0.093 ACRES ~

Situated in the State of Ohio,
City of Gahanna, Quarter Township 3,
Township 1, Range 16
United States Military District

Legend

- Iron Pin Set
- ✕ PK Nail Found
- Iron Pipe Found

GRAPHIC SCALE



1 inch = 80 feet

This exhibit is based on information obtained from the Franklin County Auditor's and Recorder's Office and information obtained from an actual field survey conducted in March of 2021.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the right-of-way of Morrison Road to be S13°24'40"E between two iron pins found.

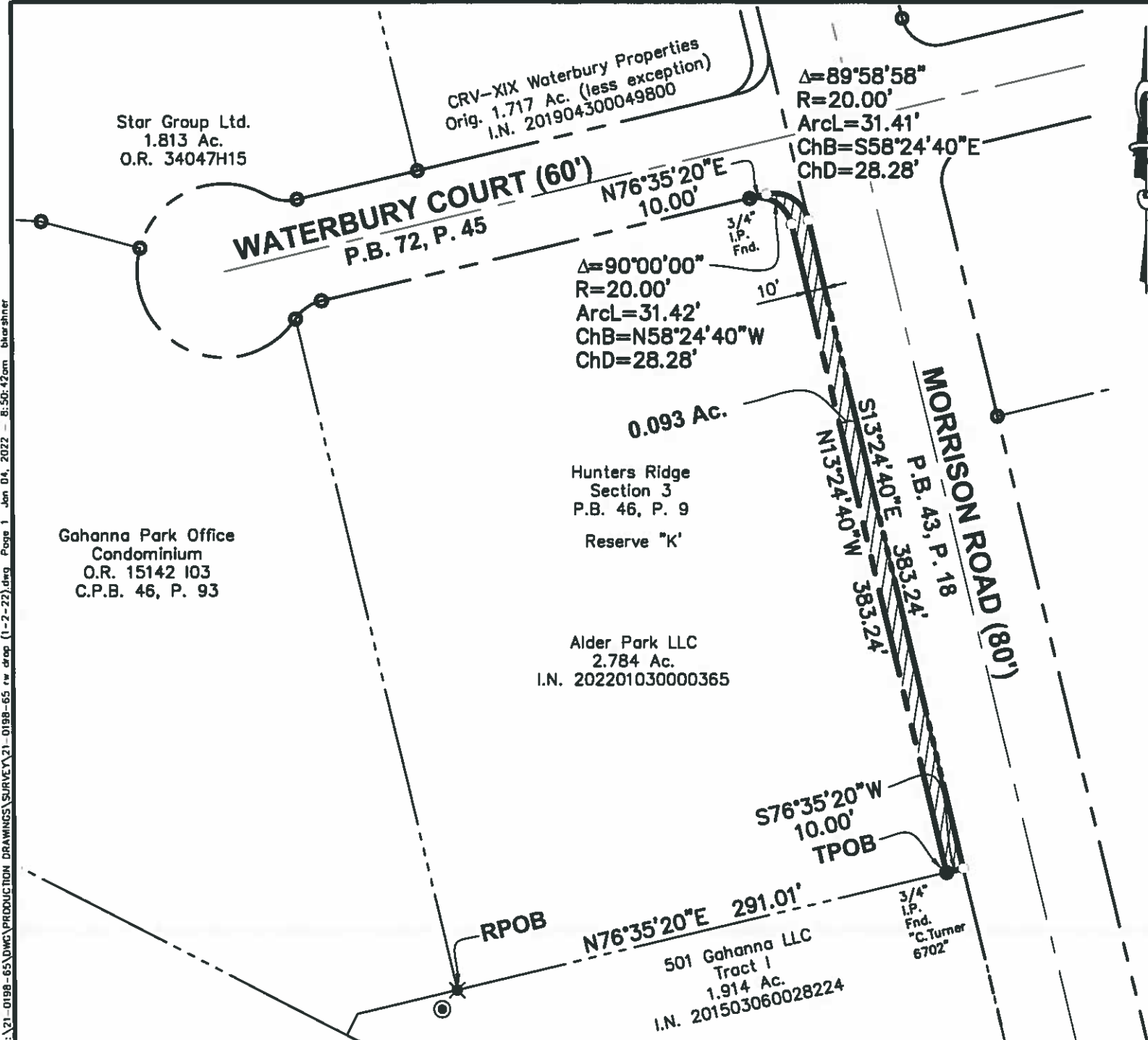
Iron pins set are 5/8" diameter rebar, 30" long and capped Advanced 7661.

Douglas R. Hock

 Douglas R. Hock, P.S. 7661

1/10/22

 Date:



Star Group Ltd.
1.813 Ac.
O.R. 34047H15

CRV-XIX Waterbury Properties
Orig. 1.717 Ac. (less exception)
I.N. 201904300049800

WATERBURY COURT (60')
P.B. 72, P. 45

Δ=90°00'00"
R=20.00'
ArcL=31.42'
ChB=N58°24'40"W
ChD=28.28'

0.093 Ac.

Hunters Ridge
Section 3
P.B. 46, P. 9
Reserve "K"

Gahanna Park Office
Condominium
O.R. 15142 103
C.P.B. 46, P. 93

Alder Park LLC
2.784 Ac.
I.N. 202201030000365

MORRISON ROAD (80')
P.B. 43, P. 18

S76°35'20"W
10.00'
TPOB

N76°35'20"E 291.01'


501 Gahanna LLC
Tract 1
1.914 Ac.
I.N. 201503060028224

3/4" I.P. Fnd. "C. Turner 6702"

RPOB

Z:\21-0198-65\DWG\PRODUCTION DRAWINGS\SURVEY\21-0198-65 rw.dwg (1-2-22).dwg Page 1 Jan 04, 2022 8:50:42am bharshiner

DRAWN BY: BCK	JOB NO.: 21-0198-65
DATE: 1/4/22	CHECKED BY: DRB



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Parcel Description
0.093 Acre
West of Morrison Road
South of Waterbury Court
-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, and containing 0.093 acres, said 0.093 acre tract being part of a 2.784 acre tract of land conveyed to Alder Park LLC of record in Instrument No. 202201030000365, said 2.784 acre tract being part of Reserve "K" as numbered and delineated upon "Hunters Ridge Section 3" of record in Plat Book 46, Page 9, said 0.093 acres more particularly described as follows:

Beginning for Reference, at a P.K. nail found at the southwesterly corner of said 2.784 acre tract of land, said corner also being the southeasterly corner of Gahanna Park Office Condominium as declared in Official Record 15142, Page 103 and as demonstrated in Condominium Plat Book 46, Page 93 and in the northerly line of that 1.914 acre tract of land described as Tract I and conveyed to 501 Gahanna LLC of record in Instrument No. 201503060028224;

Thence N 76° 35' 20" E, with the southerly line of said 2.784 acre tract and the northerly line of said 1.914 acre tract, **291.01 feet** to a 3/4" iron pipe found stamped "C.Turner 6702" at the **True Point of Beginning**;

Thence across said 2.784 acre tract the following two (2) courses and distances:

N 13° 24' 40" W, **383.24 feet** to an iron pin set at a point of curvature;

with a curve to the left having a central angle of **90° 00' 00"** and a radius of **20.00 feet**, an arc length of **31.42 feet** and a chord bearing and distance of **N 58° 24' 40" W, 28.28 feet** to a 3/4" iron pipe found in the northerly line of said 2.784 acre tract and the southerly right-of-way line of Waterbury Court (60') as dedicated in Plat Book 72, Page 45;

Thence with said common line, the following two (2) courses and distances:

N 76° 35' 20" E, **10.00 feet** to an iron pin set at a point of curvature;

with a curve to the right having a central angle of **89° 58' 58"** and a radius of **20.00 feet**, an arc length of **31.41 feet** and a chord bearing and distance of **S 58° 24' 40" E, 28.28 feet** to an iron pin set in the easterly line of said 2.784 acre tract and the westerly right-of-way line of Morrison Road (60') as dedicated in Plat Book 43, Page 18;

Thence S 13° 24' 40" E, with said common line, **383.24 feet** to an iron pin set at the southeasterly corner of said 2.784 acre tract and northeasterly corner of said 1.914 acre tract;

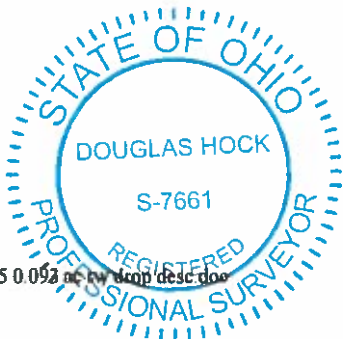
Thence S 76° 35' 20" W, with the common line of said 2.784 acre tract and said 1.914 acre tract, **10.00 feet** to the **True Point of Beginning**. Containing **0.093 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. on January 4, 2022 and is based on information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office and an actual field survey conducted in March of 2021.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the right-of-way of Morrison Road to be S13°24'40"E between two iron pins found.

Iron pins set are 5/8" diameter rebar, 30" long and capped Advanced 7661.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.

[Handwritten Signature]
Douglas R. Hock, P.S. 7661

[Handwritten Date]
Date: 1/10/22



Parcel Description
0.093 Acre
West of Morrison Road
South of Waterbury Court

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, and containing 0.093 acres, said 0.093 acres tract being part of a 2.784 acre tract of land conveyed to Alder Park LLC of record in Instrument No. 202201030000365, said 2.784 acre tract being part of Reserve "K" as numbered and delineated upon "Hunters Ridge Section 3" of record in Plat Book 46, Page 9, said 0.093 acres more particularly described as follows:

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Thence **N 76° 35' 20" E**, with the southerly line of said 2.784 acre tract and the northerly line of said 1.914 acre tract, **291.01 feet** to a 3/4" iron pipe found stamped "C.Turner 6702" at the **True Point of Beginning**;

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with a curve to the right having a central angle of **89° 58' 58"** and a radius of **20.00 feet**, an arc length of **31.41 feet** and a chord bearing and distance of **S 58° 24' 40" E, 28.28 feet** to an iron pin set in the easterly line of said 2.784 acre tract and the westerly right-of-way line of Morrison Road (60') as dedicated in Plat Book 43, Page 18;

Thence **S 13° 24' 40" E**, with said common line, **383.24 feet** to an iron pin set at the southeasterly corner of said 2.784 acre tract and northeasterly corner of said 1.914 acre tract;

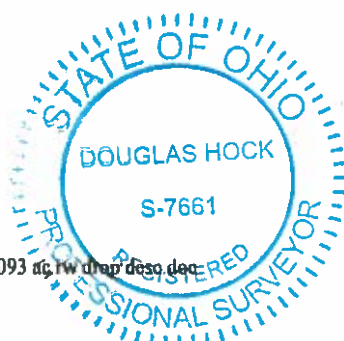
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