

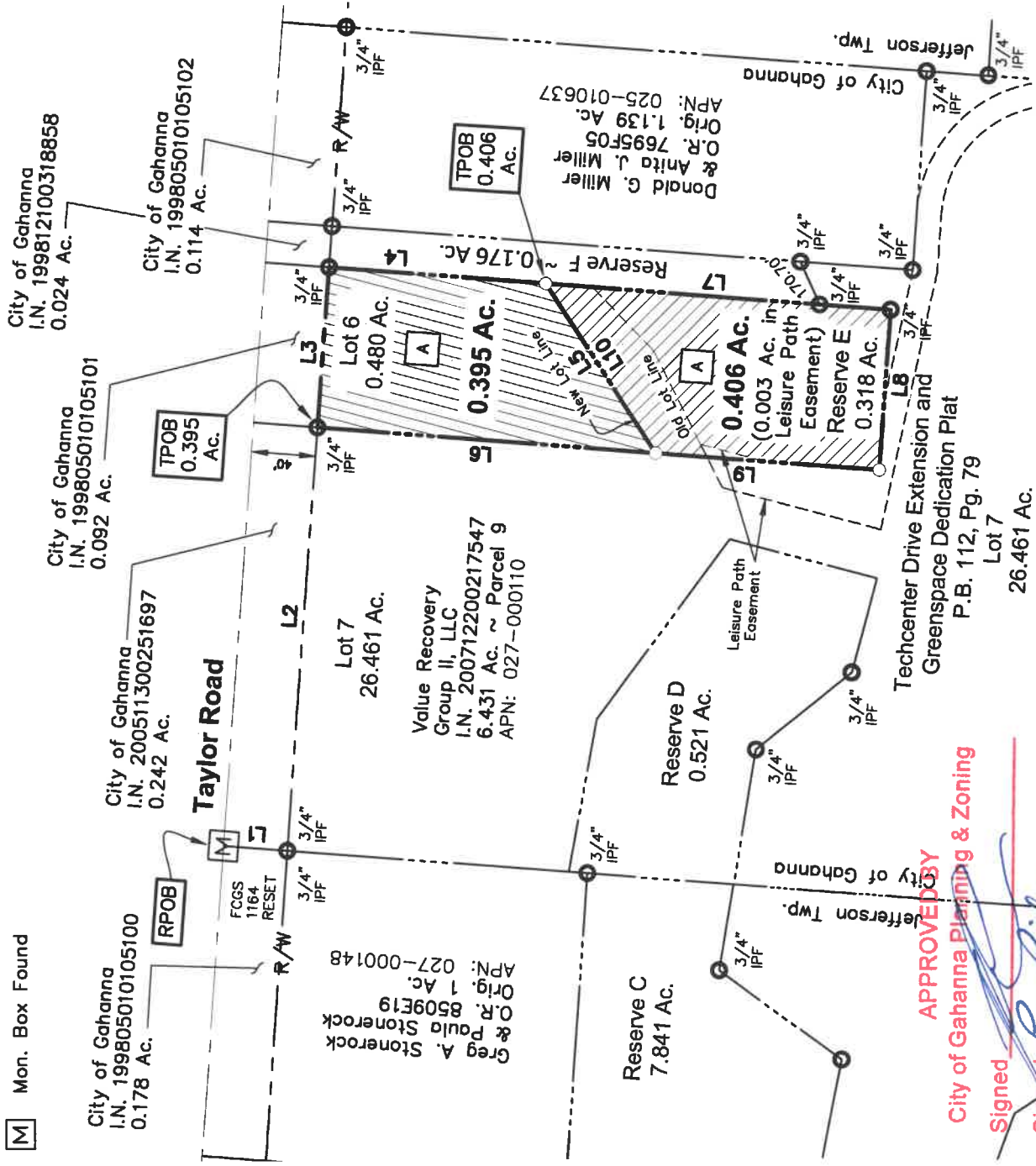
Legend

- Iron Rod Found
- Iron Pipe Found
- Iron Pin Set
- [M] Mon. Box Found

Parcel Exhibit
0.395 Ac. & 0.406 Ac.

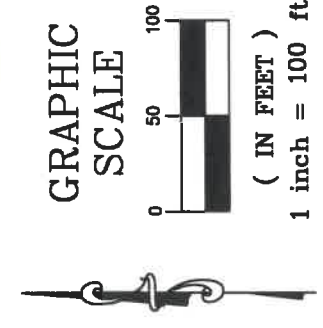
City of Gahanna, Franklin County, Ohio
Quarter Township 1, Township 3, Range 16,
United States Military District

A
Value Recovery
Group II, LLC
I.N. 200712200217547
0.799 Ac. ~ Parcel 7
APN: 025-013635



APPROVED BY
City of Gahanna Planning & Zoning

Signed *Cam Ridley*



LINE	BEARING	DISTANCE
L1	S04°14'57"W	40.00'
L2	S85°52'09"E	264.38'
L3	S85°52'09"E	100.00'
L4	S04°18'03"W	134.12'
L5	S57°02'15"W	125.65'

LINE	BEARING	DISTANCE
L6	N04°18'03"E	209.91'
L7	S04°18'03"W	214.75'
L8	N85°41'57"W	100.00'
L9	N04°18'03"E	138.67'
L10	N57°02'15"E	125.65'

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

This exhibit is based on existing records from Franklin County Auditor's and Recorder's records.
All iron pins set are 5/8" diameter, 30" long rebar with plastic cap inscribed "Advanced 7661".



Douglas R. Hock
Date: 8/30/21

DRAWN BY: DRB
DATE: 08/13/21
JOB NO.: 21-0023-188
CHECKED BY: BCK

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

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

Douglas R. Hock, P.S. 7661

Parcel Description
0.395 Acres
South of Taylor Road
West of Taylor Station Road

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 3, Range 16, United States Military District, being a 0.395 acre tract of land, said 0.395 acre tract being part of a 0.480 acre tract of land described as Lot 6 as numbered and delineated upon "Techcenter Drive Extension and Greenspace Dedication Plat" of record in Plat Book 112, Page 79, said 0.480 acre tract being part of a 0.799 acre tract of land described as Parcel 7 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, said 0.395 acre tract being more particularly described as follows:

Beginning for Reference at a found Franklin County Monument "FCGS 1164 Reset" being in the centerline of Taylor Road, being at the northwesterly corner of a 0.242 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 200511300251697 and being at the northeasterly corner of a 0.178 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199805010105100;

Thence **S 04° 14' 57" W**, along the westerly line of said 0.242 acre tract, along the easterly line of said 0.178 acre tract and across the right-of-way line of said Taylor Road, **40.00 feet** to a 3/4-inch iron pipe found at southwesterly corner of said 0.242 acre tract, to the southeasterly corner of said 0.178 acre tract, to the northwesterly corner of Lot 7 as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat", said northwesterly corner of Lot 7 also being the northwesterly corner of a 6.431 acre tract of land described as Parcel 9 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, to the northeasterly corner of an Original 1 acre tract of land conveyed to Greg A Stonerock and Paula Stonerock of record in Official Record 8509E19, and being in the southerly right-of-way line of said Taylor Road;

Thence **S 85° 52' 09" E**, along the southerly line of said 0.242 acre tract, along the northerly line of said Lot 7 and said Parcel 9 and along said right-of-way line, **264.38 feet** to a 3/4-inch iron pipe found at the southeasterly corner of said 0.242 acre tract, to the southwesterly corner of a 0.092 acre tract being conveyed to the City of Gahanna of record in Instrument Number 199805010105101, to a northwesterly corner of said Lot 6 and said Parcel 7, the **True Point of Beginning**;

Thence **S 85° 52' 09" E**, along the southerly line of said 0.092 acre tract, along the northerly line of said Lot 6 and said Parcel 7 and along said right-of-way line, **100.00 feet** to a 3/4-inch iron pipe found at the southeasterly corner of said 0.092 acre tract, to the southwesterly corner of a 0.024 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199812100318858 and being in the northwesterly corner of a 0.176 acre tract of land described as Reserve "F" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat";

Thence **S 04° 18' 03" W**, along the easterly line of said Lot 6 and said Parcel 7 and along the westerly line of said Reserve "F", **134.12 feet** to an iron pin set;

Thence **S 57° 02' 15" W**, across said Lot 6 and said Parcel 7, **125.65 feet** to an iron pin set in the westerly line thereof and being in the easterly line of said Lot 7 and said Parcel 9;

Thence **N 04° 18' 03" E**, along said common line, **209.91 feet** to the **True Point of Beginning**.

Containing **0.395 acre**, more or less. Subject to all legal easements, rights-of-way and restrictions.

Parcel Description
0.395 Acres
South of Taylor Road
West of Taylor Station Road
-2-

The above description was prepared by Advanced Civil Design, Inc. on August 13, 2021 and is based on existing records from the Franklin County Auditor's and Franklin County Recorder's Office and actual field survey work completed by Advanced Civil Design, Inc.

All iron pins set and found are 5/8" diameter rebar, 30" long with plastic cap inscribed Advanced 7661 unless otherwise noted.

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

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

ADVANCED CIVIL DESIGN, INC.


Douglas R. Hock, P.S. 7661 Date: 8/30/21



Z:\21-0023-188\survey\21-0023-188 0.395 ac parcel desc.doc

APPROVED BY
City of Gahanna Planning & Zoning

Signed 
Signed 

Parcel Description
0.406 Acres
South of Taylor Road
West of Taylor Station Road

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 3, Range 16, United States Military District, being a 0.406 acre tract of land, said 0.406 acre tract being part of a 0.480 acre tract of land described as Lot 6 and being all of a 0.318 acre tract of land described as Reserve "E", both Lot 6 and Reserve "E" being numbered and delineated upon "Techcenter Drive Extension and Greenspace Dedication Plat" of record in Plat Book 112, Page 79, said 0.480 acre tract being part of a 0.799 acre tract of land described as Parcel 7 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, said 0.406 acre tract being more particularly described as follows:

Beginning for Reference at a found Franklin County Monument "FCGS 1164 Reset" being in the centerline of Taylor Road, being at the northwesterly corner of a 0.242 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 200511300251697 and being at the northeasterly corner of a 0.178 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199805010105100;

Thence **S 04° 14' 57" W**, along the westerly line of said 0.242 acre tract, along the easterly line of said 0.178 acre tract and across the right-of-way line of said Taylor Road, **40.00 feet** to a 3/4-inch iron pipe found at southwesterly corner of said 0.242 acre tract, to the southeasterly corner of said 0.178 acre tract, to the northwesterly corner of Lot 7 as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat", said northwesterly corner of Lot 7 also being the northwesterly corner of a 6.431 acre tract of land described as Parcel 9 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, to the northeasterly corner of an Original 1 acre tract of land conveyed to Greg A Stonerock and Paula Stonerock of record in Official Record 8509E19, and being in the southerly right-of-way line of said Taylor Road;

Thence **S 85° 52' 09" E**, along the southerly line of said 0.242 acre tract, along the northerly line of said Lot 7 and said Parcel 9 and along said right-of-way line, **264.38 feet** to a 3/4-inch iron pipe found at the southeasterly corner of said 0.242 acre tract, to the southwesterly corner of a 0.092 acre tract being conveyed to the City of Gahanna of record in Instrument Number 199805010105101, to a northwesterly corner of said Lot 6 and said Parcel 7;

Thence **S 85° 52' 09" E**, along the southerly line of said 0.092 acre tract, along the northerly line of said Lot 6 and said Parcel 7 and along said right-of-way line, **100.00 feet** to a 3/4-inch iron pipe found at the southeasterly corner of said 0.092 acre tract, to the southwesterly corner of a 0.024 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199812100318858 and being in the northwesterly corner of a 0.176 acre tract of land described as Reserve "F" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat";

Thence **S 04° 18' 03" W**, along the easterly line of said Lot 6 and said Parcel 7 and along the westerly line of said Reserve "F", **134.12 feet** to an iron pin set, the **True Point of Beginning**;

Thence **S 04° 18' 03" W**, continuing along the easterly line of said Lot 6, said Parcel 7 and Reserve "E", along the westerly line of said Reserve "F" and along the westerly line of said Lot 7 and said Parcel 9, **214.75 feet** to a 3/4-inch iron pin found at a southeasterly corner of said Reserve "E" and said 0.799 acre tract, and a northwesterly corner of said Lot 7 and said Parcel 9 (passing a 3/4-inch iron pin found at 170.70');

Parcel Description
0.406 Acres
South of Taylor Road
West of Taylor Station Road
-2-

Thence along the common lines of said Reserve "E" and said 0.799 acre tract and said Lot 7 and said Parcel 9, the following two (2) courses;

N 85° 41' 57" W, 100.00 feet to an iron pin set at a common corner thereof;

N 04° 18' 03" E, 138.67 feet to an iron pin set at a point;

Thence **N 57° 02' 15" E**, across said Lot 6 and said 0.799 acre tract, **125.65 feet** to the **True Point of Beginning**.

Containing **0.406 acre**, more or less, of which 0.003 acre is located in the Leisure Path Easement. Subject to all legal easements, rights-of-way and restrictions.

The above description was prepared by Advanced Civil Design, Inc. on August 13, 2021 and is based on existing records from the Franklin County Auditor's and Franklin County Recorder's Office and actual field survey work completed by Advanced Civil Design, Inc.

All iron pins set and found are 5/8" diameter rebar, 30" long with plastic cap inscribed Advanced 7661 unless otherwise noted.

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

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

ADVANCED CIVIL DESIGN, INC.

Wm Hock 8/30/21

Douglas R. Hock, P.S. 7661 Date:



Z:\21-0023-188\survey\21-0023-188 0.406 ac parcel dcsc.doc

APPROVED BY
City of Gahanna Planning & Zoning

Signed *[Signature]*
Signed *[Signature]*