

**LEGAL DESCRIPTION  
EASEMENT  
0.071 ACRE TRACT**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, and being part of Lot 3A of Crescent Woods – Loop Road of record in Plat Book 132, Page 543, as conveyed to CP Crescent, LLC in Instrument Number 202301230007433, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

**COMMENCING** at the northerly corner of said Lot 3A, also being the intersection of the westerly right-of-way line of Crescent Place (70.00 foot width) of record in Plat Book 132, Page 475 and the southeasterly right-of-way line of Crescent Circle (50.00 foot width) of record in said Crescent Woods – Loop Road;

Thence along said southeasterly right-of-way line and the northerly line of said Lot 3A, South 52°27'44" West, 92.91 feet to the **TRUE POINT OF BEGINNING**;

Thence across said Lot 3A for the following four (4) courses:

- 1) North 86°19'03" East, 114.78 feet to a point on the northerly line of a 25 foot easement of record in Crescent Woods in Plat Book 132, Page 475;
- 2) Also along said northerly easement line, South 67°20'10" West, 14.59 feet to a westerly corner of said easement;
- 3) Also along the westerly line of said easement, South 22°39'50" East, 21.42 feet to a point;
- 4) Leaving said westerly easement line, South 86°19'03" West, 145.22 feet to a point on the southeasterly right-of-way line of said Crescent Circle and the northwesterly line of said Lot 3A;

Thence along said southeasterly right-of-way line and said northwesterly lot line, North 52°27'44" East, 44.88 feet to the **TRUE POINT OF BEGINNING**, containing 0.071 acres (3,094 S.F.), more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011), with the centerline of Hamilton Road bearing North 04°09'11" East.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on September 25, 2025.



Matthew Lee Sloat      9/30/25

Matthew Lee Sloat, PS 8342

Date