


Kim Banning, CMC
Clerk of Council

Boundary Description for 1.000 Acres
North of Claycraft Road
West Side of Science Boulevard

-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 being part of a 5.271 acre tract of land conveyed to Value Recovery Group II, LLC of record in Instrument Number 200907080099978, said 5.271 acre tract being part of Lot 23 of David Taylor's Subdivision of record in Plat Book 1, Page 10, and being more particularly described as follows:

Beginning, for reference, at an iron pin set at the southeasterly corner of said 5.271 acre tract, being the northerly right-of-way line of Claycraft Road (formerly Fifth Avenue) as dedicated in Plat Book 10, Page 206, also being the westerly right-of-way line of Science Boulevard (60' R/W), a 2.11 acre tract of land conveyed to the City of Gahanna in Official Record 1224A12 and being in the southerly line of Lot 43 as delineated on a plat "Shaleton" of record in Plat Book 10, Page 206;

Thence along the easterly line of said 5.271 acre tract, across said Lot 23, across said Lot 43, across a 10' Alley as dedicated on said "Shaleton" plat, along the westerly right-of-way line of said Science Boulevard (60' R/W) and said 2.11 acre tract, the following two (2) courses;

N 03° 35' 23" E, 394.80 feet to a 5/8" iron rod found at a point of curvature;

with a curve to the right, having a central angle of **17° 14' 26"** and a radius of **653.53 feet**, an arc length of **196.65 feet**, a chord bearing and chord distance of **N 12° 12' 34" E, 195.91 feet** to an iron pin set, the **True Point of Beginning**;

Thence **N 69° 10' 13" W**, across said 5.271 acre tract and across said Lot 23, **135.00 feet** to an iron pin set at a point of curvature in the westerly line of said 5.271 acre tract and the easterly line of a 89.244 acre tract of land conveyed to Central Ohio Community Improvements Corp of record in Instrument Number 200807180110425, said 89.244 acre tract also being Lot 9 as delineated on Techcenter Drive Extension and Greenspace Dedication Plat of record in Plat Book 112, Page 79;

Thence along the westerly line of said 5.271 acre tract, the easterly line of said 89.244 acre tract and the easterly line of said Lot 9, the following two (2) courses;

with a curve to the right, having a central angle of **12° 45' 36"** and a radius of **788.53 feet**, an arc length of **175.61 feet**, a chord bearing and chord distance of **N 27° 12' 35" E, 175.24 feet** to an iron pin set at a point of tangency,

N 33° 35' 23" E, 154.61 feet to an iron pin set at a common angle point thereof;

Thence **S 75° 33' 59" E**, across said 5.271 acre tract and across said Lot 23, **109.64 feet** to an iron pin set at a point of curvature in the easterly line of said 5.271 acre tract, the westerly line of said 2.11 acre tract and being the westerly right-of-way line of Science Boulevard;

Thence along the easterly line of said 5.271 acre tract, along the westerly line of said 2.11 acre tract and along the westerly right-of-way line of said Science Boulevard the following two (2) courses;

with a curve to the right, having a central angle of **18° 43' 47"** and a radius of **593.53 feet**, an arc length of **194.02 feet**, a chord bearing and chord distance of **S 24° 13' 29" W, 193.16 feet** to a 3/4-inch iron pipe found at a point of reverse curve;

with a curve to the left, having a central angle of **12° 45' 36"** and a radius of **653.53 feet**, an arc length of **145.54 feet**, a chord bearing and chord distance of **S 27° 12' 35" W, 145.24 feet** to the **True Point of Beginning**. Containing **1.000 acres**, more or less.

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-2-

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on March 10, 2017 and is based on existing records and an actual field survey. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter iron pipe, 30" long with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (NSRS 2007). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

Wuyyl 3/10/17
Douglas R. Hock, P.S. 7661

Z:\16-0020-188\survey\1.000 ac boundary desc.doc



M-94-LL
Split
1,000 ac
out of
(025)
13620



**APPROVED by Planning Commission
City of Gahanna, Ohio
No Plat Required.**

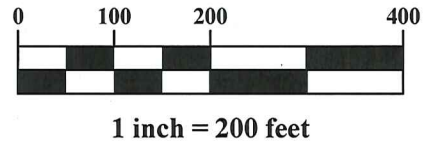
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BOUNDARY SURVEY ~ 1.000 Ac.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, LOCATED IN THE QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY DISTRICT

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	017°14'26"	653.53'	196.65'	N12°12'34"E	195.91'
C2	012°45'36"	788.53'	175.61'	N27°12'35"E	175.24'
C3	018°43'47"	593.53'	194.02'	S24°13'29"W	193.16'
C4	012°45'36"	653.53'	145.54'	S27°12'35"W	145.24'

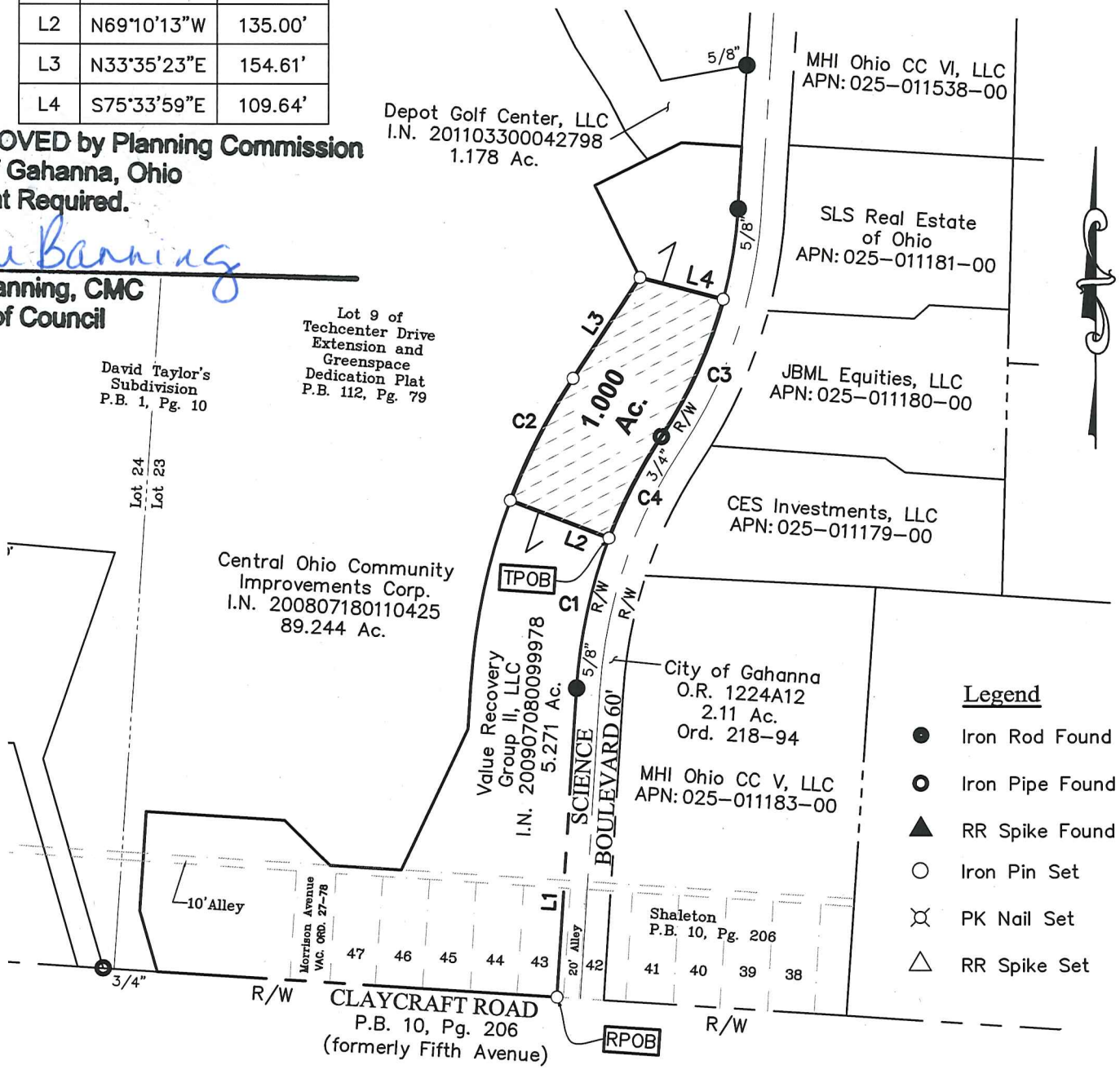
GRAPHIC SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°35'23"E	394.80'
L2	N69°10'13"W	135.00'
L3	N33°35'23"E	154.61'
L4	S75°33'59"E	109.64'

**APPROVED by Planning Commission
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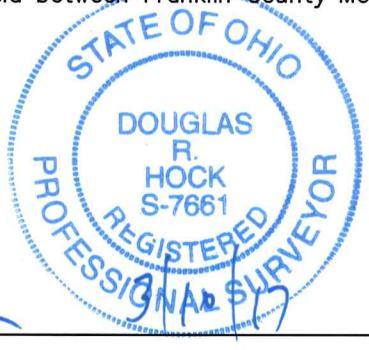


Legend

- Iron Rod Found
- Iron Pipe Found
- ▲ RR Spike Found
- Iron Pin Set
- ⊗ PK Nail Set
- △ RR Spike Set

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

DRAWN BY: DRB	JOB NO.: 16-0020-188
DATE: 03/10/2017	CHECKED BY: BCK

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

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