

EXHIBIT OF EXISTING
0.650 ACRE
DRAINAGE EASEMENT



Situated in the State of Ohio, County of Franklin and the City of Gahanna, and being part of Farm Lot 21 Quarter Township 4, Township 1, Range 16, United States Military Lands and being 0.637 acres out of Lot 2 (39.090 Acres) of Eastgate Industrial Center of record in Plat Book 101, Pages 87 thru 89.

EASTGATE PARKWAY 60'

P.O.R.

S84°41'03"E 557.80'
DEFFENBAUGH COURT 60'

N05°19'01"E 50.40'

N04°23'51"E 26.00'

S77°29'12"E 280.49'

N72°48'25"E 216.41'

N77°29'12"W 287.44'

S72°48'25"W 263.66'

S84°41'03"E 50.01'

S05°18'57"W 30.00'

P.O.B.

S04°23'51"W 59.18'

EASTGATE INDUSTRIAL CENTER
P.B. 101, PG. 87

EXISTING 50'
0.650 ACRE
DRAINAGE EASEMENT &
NO BUILD ZONE

SUBURBAN STEEL SUPPLY CO, LLC
PT LOT 2, 21.215 ACRES
INSTR. No. 200403110053892

DEFFENBAUGH
INVESTMENT CO, LLC
PT LOT 2, 17.874 ACRES
INSTR. No. 200407120161024

For the purpose of this exhibit a bearing of S 84° 41' 03" E was held on centerline of Deffengaugh Court (60' Right of Way) and is based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This exhibit is based on a survey completed by Robert W. Martin in December of the year 2013.

Robert W. Martin, P.S. 8114 Date

3/4" IPF
FRANKLIN

COLUMBUS CORPORATE CENTER, LLC
4.110 ACRES
D.B. 3477, PG. 518

5/8" SBF
HLG

Prepared By:



CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

DRAWN BY: RWM	SCALE: 1" = 120'	DATE: 07/31/2014
CHECKED BY: JRF	PROJECT:	SHEET NO. 1

DESCRIPTION of a 0.650 acre Drainage and No Build Zone Easement.

Situated in the State of Ohio, County of Franklin and the City of Gahanna, and being part of Farm Lot 21 Quarter Township 4, Township 1, Range 16, United States Military Lands and being 0.650 acres out of Lot 2 (39.090 Acres) of Eastgate Industrial Center of record in Plat Book 101, Pages 87 thru 89 and out of a 17.874 acre parcel of land conveyed to Deffenbaugh Investment Company, LLC of record in Instrument Number 200407120121024, said 0.650 acre parcel being more fully described herein;

Beginning for reference at a P.K. nail with a flasher inscribed Franklin Consultants found at the intersection of Eastgate Parkway (60 Feet) and Deffenbaugh Court (60 feet);

Thence, S 84° 41' 03" E with the centerline of said Deffenbaugh Court, a distance of 557.80 feet to a mag nail set;

Thence, S 05°18'57" W across said Deffenbaugh Court, a distance 30.00 feet to a 5/8" solid bar found with a cap inscribed HLG at the True Point of Beginning, said point also being a northwesterly corner of a 21.215 acre parcel of land conveyed to Suburban Steel Supply Co., LLC of record in Instrument Number 200403110053892;

Thence, S 04°23'51" W with the west line of said 21.215 acre parcel, a distance of 59.18 feet to a point;

Thence, S 72°48'25" W across said 17.874 acre parcel, a distance of 263.66 feet to a point;

Thence, N 77°29'12" W across said 17.874 acre parcel, a distance of 287.44 feet to a point on the easterly Right of Way of said Eastgate Parkway;

Thence, N 05°19'01" E with the east Right of Way of said Eastgate Parkway, a distance of 50.40 feet to a point;

Thence, S 77°29'12" E across said 17.874 acre parcel, a distance of 280.49 feet to a point;

Thence, N 72°48'25" E across said 17.874 acre parcel, a distance of 216.41 feet to a point;

Thence, N 04°23'51" E across said 17.874 acre parcel, a distance of 26.00 feet to a point on the southerly Right of Way of said Deffenbaugh Court;

Thence, S 84°41'03" E with the southerly Right of Way of said Deffenbaugh Court, a distance of 50.01 to the True Point of Beginning, containing 0.650 acres of land, subject to all easements and documents of record.

For the purpose of this exhibit a bearing of S 84° 41' 03" E was held on centerline of Deffenbaugh Court (60' Right of Way) and is based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This exhibit is based on a survey completed by Robert W. Martin in December of the year 2013.

Robert W. Martin
P.S. 8114

Date