

**PARCEL CONSOLIDATION – SCIENCE BOULEVARD  
4.393 ACRES**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being parts of Lots 23, 25 & 26 of "David Taylor's Subdivision" recorded in Plat Book 1, Page 10, located in Quarter Township 3, Township 1, Range 16, United States Military District, and being 3.566 acres (025-006469) of that original 10.03 acre tract of land described in Official Record 19462-A11 (of which 0.086 of an acre lies within public right-of-way), 0.628 of an acre out of Lot 7 (027-000114), (of which 0.020 of an acre lies within public right-of-way), and 0.199 of an acre out of Lot 8 (025-013668) of the "Techcenter Drive Extension and Greenspace Dedication Plat," recorded in Plat Book 112, Page 79, described as 0.827 of an acre in Instrument No. 201103300042797, both to the City of Gahanna (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Commencing at a mag nail found at the intersection of the centerlines of Science Boulevard and Techcenter Drive, as shown on the "Science Boulevard Extension Dedication Plat," recorded in Plat Book 113, Pages 23 & 24;

thence southerly with said centerline of Science Boulevard, South 3°42'23" West, 420.78;

thence westerly at a right angle to said centerline, North 86°17'37" West, 30.00 feet to a ¾" iron pipe found (capped ACD#7661) in the westerly right-of-way line of said Science Boulevard at the northeasterly corner of said 0.827 of an acre tract, being the TRUE POINT OF BEGINNING:

thence southerly along said westerly right-of-way line, being a line 30.00 feet westerly of, as measured perpendicular to and parallel with, said centerline of Science Boulevard, South 3°42'23" West, (passing a ¾" iron pipe found (capped ACD#7661) at the southeasterly corner of said 0.827 of an acre tract at 86.85 feet) a distance of 438.09 feet to ¾" iron pipe found (capped ACD#7661) at a point of curvature in said right-of-way-line;

thence continuing southerly along said westerly right-of-way line, 23.50 feet along the arc of a curve to the left (Radius=280.00 feet & Delta= 4°48'32") a chord bearing and distance of South 1°18'06" West, 23.49 feet to a mag nail found at the northeasterly corner of that 0.827 of an acre tract described in the deed to Depot Golf Center, LLC, recorded in Instrument No. 201106030070560;

thence westerly along the northerly line of said 0.827 of an acre tract, being the southerly line of said original 10.03 acre tract, North 85°46'24" West, 415.78 feet to a ¾" iron pipe found (capped ACD#7661) at the northwesterly corner of said 0.827 acre tract, being the southwest corner of said 10.03 acre tract, and being a northeasterly corner of that 1.178 acre tract of land described in the deed to Depot Golf Center, LLC, recorded in Instrument No. 201103300042798;

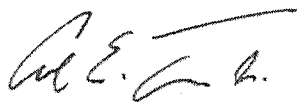
thence northerly along the westerly line of said original 10.03 acre tract, being an easterly line of those lands described in the deed to Central Ohio Community Improvement Corp., recorded in Instrument No. 200506230122559, North 3°42'23" East, (passing the northwesterly corner of said 10.03 acre tract, being the southwest corner of said 0.827 of an acre tract, and being a corner common to Lots 8 & 9 of said "Techcenter Drive Extension and Greenspace Dedication Plat" at 374.15 feet) a distance of 461.00 feet to a ¾" iron pipe found (capped ACD#7661) at the northwesterly corner of said 0.827 of an acre tract;

thence easterly along the northerly line of said 0.827 of an acre tract, through those lands described in Instrument No. 200712200217547 to Value Recovery Group II, LLC, South 85°51'01" East, 414.79 feet, returning to the True Point of Beginning, containing 4.393 acres of land, more or less, as surveyed and described in July of 2015, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

Subject, however, to all rights-of-way, if any, of previous record.

Bearings in the foregoing description are referenced to Grid North of the Ohio State Plane Coordinate System (NAD83 South Zone-2011 Adj.), and specifically the bearing of South 3°42'23" West for the centerline of Science Boulevard (see Plat Book 113, Page 24).

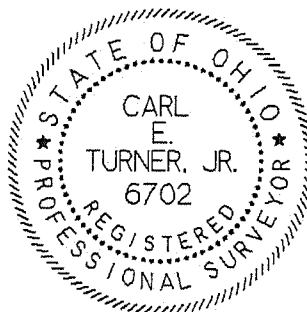
Terra Surveying Services, LLC



Carl E. Turner Jr.  
Professional Surveyor No. 6702

30 July 2015

\*End of Description\*



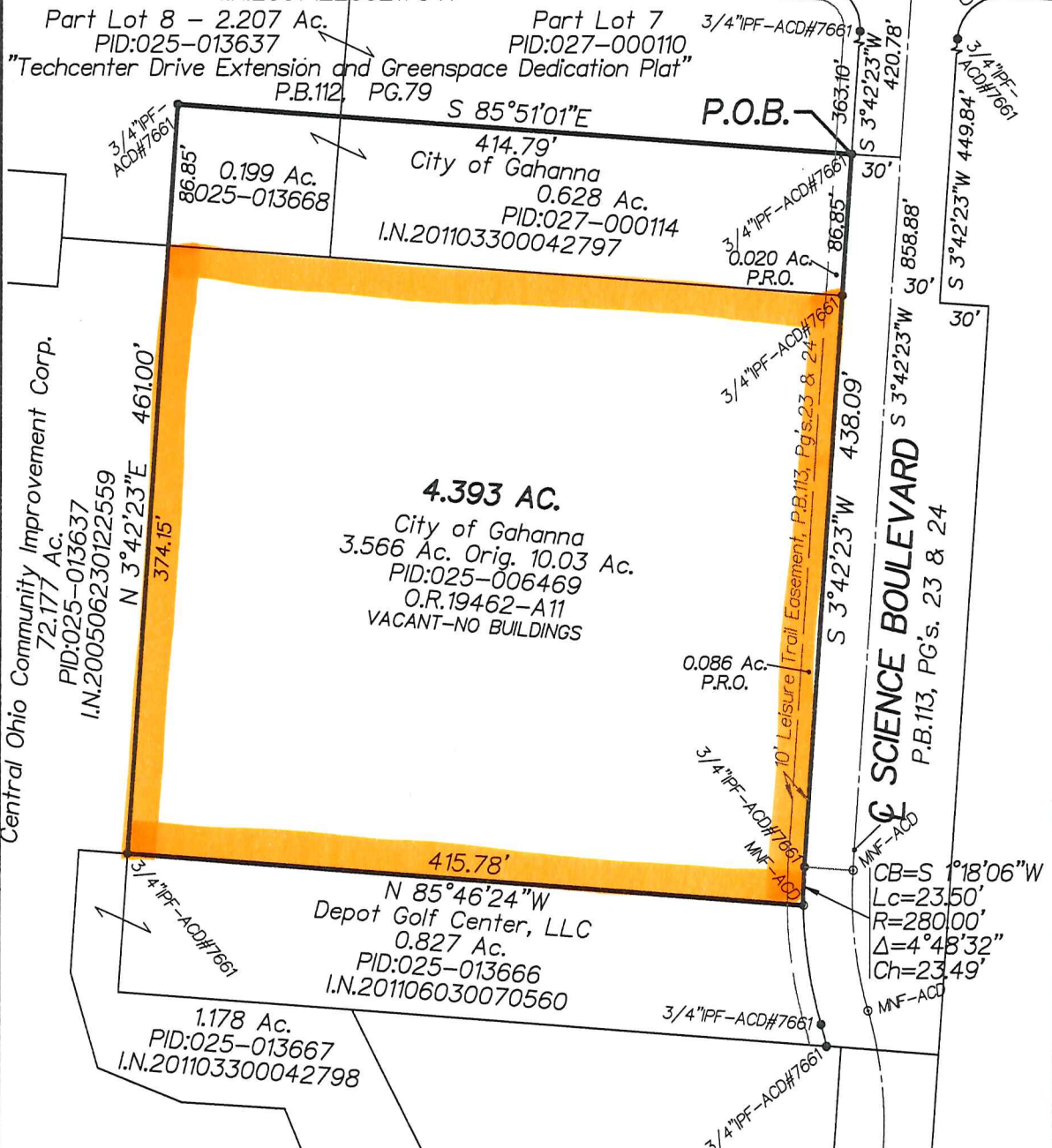
**PARCEL CONSOLIDATION SURVEY OF 4.393 ACRES**  
 LOCATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16  
 UNITED STATES MILITARY SURVEY  
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:  
 GAHANNA CITY ENGINEER'S OFFICE

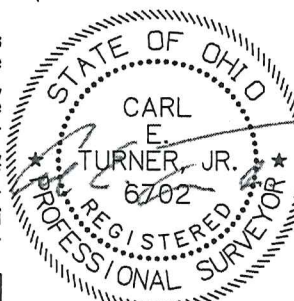
30 JULY 2015

P.B. 112, PG. 79-84 & P.B. 113, PG. 23&24  
 INSTRUMENT NO. 201103300042797  
 OFFICIAL RECORD 19462-A11

BEARINGS are referenced to Grid North, Ohio State Plane Coordinate System (NAD83 South Zone-2011 Adj.), and specifically the bearing of South 3°42'23" West for the centerline of Science Boulevard (see P.B. 113, Pg. 24).  
 Value Recovery Group II, LLC  
 I.N.200712200217547



**SURVEYOR'S STATEMENT:**  
 We Hereby Declare that this plat/map was prepared from an actual survey of the premises, that to the best of our knowledge, information & belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention, or those which we had special knowledge of are shown hereon. Any zoning, setback or sideyard data, underground public or quasi public utilities or substructures shown hereon are informational only.



**SURVEY MONUMENTS:**  
 Found (F)=●, Set (S)=○; IP=Iron Pipe (ID); SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike; PS=Pony Spike & PK=PK Nail. RBS=5/8" rebar set with yellow cap inscribed TERRA SURVEY/TURNER PS6702.  
 100 80 60 40 20 0 100  
 GRAPHIC SCALE: 1"=100

NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL  
 FIELD SURVEY: DRAWN BY: TERRA FILE NO.  
 CT/VRS/GRS1 C. Turner 25.1GAH.#15