

1.677 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 4, Township 1, Range 17, United States Military District, being part of that 3.530 acre tract of land described in Deed Book 1591, Page 503, and being part of Lot 1 and Reserves A & B of "Westergaard Park Addition," of record in Plat Book 22, Page 5, and described in Deed Book 1591, Page 507, both deeds to the Veterans Of Foreign Wars Post No. 4719 (see also Deed Book 2348, Page 57), (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at a ½" rebar found at the northeasterly corner of the right-of-ways of Parkland and Orchard Drives (both being 50 feet in width), as dedicated on the plat of "Bagshaw Heights," of record in Plat Book 17, Pages 161, being also a corner of said Lot 1;

thence crossing through said Lot 1, the following five (5) courses and distances:

1. North 37°02'15" East, 69.84 feet along the arc of a curve to the left (Radius=35.00 feet & Delta=114°19'47"), a chord distance of 58.82 feet to a rebar set;
2. North 20°07'40" West, 23.50 feet to a rebar set;
3. North 81°04'45" East, 102.00 feet to a rebar set;
4. North 19°45'00" West, 112.00 feet to a rebar set; And,
5. North 70°15'00" East, 74.93 feet to a rebar set in the westerly line of that 2.896 acre tract of land described in the deed to the City of Gahanna, recorded in Instrument No. 199712100164028;

thence southeasterly along said westerly line of said 2.896 acre tract, the following three (3) courses and distances:

1. South 44°40'59" East, 7.18 feet to a rebar set at a point of curvature in said line;
2. South 36°13'45" East, 41.61 feet along the arc of a curve to the right (Radius=141.00 feet & Delta=16°54'28"), a chord distance of 41.46 feet to a rebar set at a point of tangency of said line; And,
3. South 27°46'31" East, 238.65 feet to an existing fence post;

thence crossing southwesterly through aforesaid 3.530 acre tract and Reserves A & B, the following four (4) courses and distances:

1. South 55°09'45" West, 61.82 feet to a rebar set;
2. South 47°37'00" West, 153.00 feet to a rebar set;
3. North 41°23'30" West, 33.50 feet to a rebar set; And,
4. South 59°03'30" West, 154.00 feet to a rebar set in the easterly right-of-way line of said Parkland Drive;

thence northerly along said easterly line of Parkland Drive, North 4°09'00" East, 227.23 feet, returning to the 'Point of Beginning,' containing 1.677 acres of land (of which approximately 0.407 acre is out of PID:025-000958, 0.763 acre is out of PID:025-000942, 0.495 acre is out of PID:025-000951 & 0.012 acre is out of PID:025-000952), more or less, as surveyed and described in May of 2017, by Carl E. Turner Jr., Registered Professional Surveyor No. S-6702.

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

Bearings are referenced to Grid North of the Ohio State Plane Coordinate System (South Zone/NAD83-2011 Adj.), as determined by GNSS observations tied to the Ohio CORS VRS Network, with the easterly right-of-way line of Parkland Drive resolved to be North 4°09'00" East. Rebar called for as set are 5/8" O.D., thirty (30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "TERRA SURVEY/TURNER PS6702."



Carl E. Turner Jr.,
Professional Surveyor No. 6702
25 May 2017



* End of Description *