

March 3, 2025

**DESCRIPTION OF A 0.071 ACRE TRACT
SOUTH OF MORSE ROAD
EAST OF SHULL ROAD
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of that 6.141 acre tract of land as described in a deed to Harrison Pond Homeowners' Association, of record in Official Record 16998, Page E11 and being Reserve "A" as shown and delineated on the plat entitled "The Villages at Rocky Fork Section 1", a subdivision of record in Plat Book 71, Page 22, all references herein being to the records located at the Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

BEGINNING at an iron pin set at the northwesterly corner of Lot A-24 as shown and delineated on said subdivision plat, being a point in the easterly right-of-way line of Shull Road (50.00 feet in width);

Thence along said easterly right-of-way line the following courses;

1. **North 4° 03' 35" East**, a distance of **19.81 feet** to an iron pin set, bearing South 85° 41' 02" East, a distance of 25.00 feet from Franklin County Geodetic Survey monument #5748, being an aluminum disc found in a concrete monument in a monument box in the centerline of Shull Road;
2. **North 4° 35' 00" East**, a distance of **594.45 feet** to a 1" outside diameter iron pipe found at the southwesterly corner of a 7.735 acre tract of land as described in a deed to New Albany Communities Master Association, Inc., of record in Instrument No. 200003240057581;

Thence **South 86° 38' 46" East**, along the southerly line of said New Albany Communities Master Association's tract, a distance of **5.00 feet** to an iron pin set;

Thence through said 6.141 acre tract, with new lines of division, the following courses;

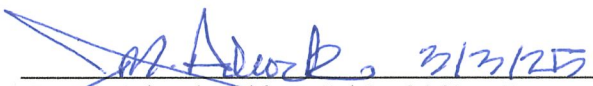
1. **South 4° 35' 00" West**, along a line 5.00 feet easterly of and parallel to said easterly right-of-way line, a distance of **594.53 feet** to an iron pin set;
2. **South 4° 03' 35" West**, along a line 5.00 feet easterly of and parallel to said easterly right-of-way line a distance of **19.79 feet** to an iron pin set in the northerly line of previously mentioned Lot A-24;

Thence **North 85° 56' 25" West**, along said northerly lot line, a distance of **5.00 feet** to the **PLACE OF BEGINNING** and containing **0.071 acre** of land.

Bearings herein are based on a bearing of N4° 35' 00" W for the centerline of Shull Road as derived from GPS observations, being the Ohio State Plane Coordinate System, South Zone, NAD 1983 (1986 Adjustment).

The 0.071 acre described above is part of Franklin County Auditor's Parcel No. 025-009104-00.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio P.S. No. 8461 and is based on an actual field survey performed in February of 2024.


Jon B. Adcock, Ohio P.S. No. 8461 Date

