

#### 0.400 ACRE TRACT

Situated in the City of Gahanna, County of Franklin, State of Ohio; also being a part of Section 3, Township 1, Range 16, United States Military Lands; also being a portion of Lot 21 as delineated in The Industrial Zone Section 2 as recorded in Plat Book 59 Page 27, also being a portion of a 0.369 acre tract as originally conveyed to McNeilus Truck and Manufacturing, Inc. as described in Deed Book 3779 Page 592 and a portion of a 2.494 acre tract, the remainder of a 2.822 acre tract as originally conveyed to McNeilus Truck and Manufacturing, Inc. as described in Deed Book 3662 Page 728; being more particularly described as follows:

Commencing at an iron pin set at the intersection of the southerly right-of-way of Leavitt Service Road (34' right-of-way, Plat Book 59 Page 27) and the easterly right-of-way of Morrison Road (variable right-of-way, ODOT FRA-270-30.30N plans), said point also being the northwesterly corner of Lot 20 of said The Industrial Zone Section 2, a 12.003 acre tract as conveyed to STAG Gahanna, LLC as recorded in Instrument No. 201110190133408, said point also being located North  $17^{\circ} 44' 11''$  West for a distance of 4270.87' from Monument "Truro"; thence,

Along the easterly right-of-way line of Morrison Road following a curve to the left having a *radius of 626.54'*, an *arc length of 174.88'*, a *central angle of  $15^{\circ} 59' 31''$*  and a *chord that bears South  $15^{\circ} 57' 20''$  East for a distance of 174.31'* to a point of compound curvature; thence,

Along the easterly right-of-way line of Morrison Road following a curve to the left having a *radius of 1930.78'*, an *arc length of 137.89'*, a *central angle of  $4^{\circ} 05' 31''$* , and a *chord that bears South  $25^{\circ} 59' 50''$  East for a distance of 137.86'* to a point, said point being the most northerly corner of a 0.951 acre tract as conveyed to McNeilus Truck and Manufacturing, Inc. as recorded in Instrument No. 199805200123362, said point also being the southwesterly corner of Lot 22 of said The Industrial Zone Section 2, said point witnessed by a 1" iron pipe found that bears South  $79^{\circ} 00' 38''$  West for a distance of 0.91' from said point; thence,

Along a portion of the northerly line of said 0.951 acre tract and along a northerly line of said Lot 21 and along a southerly line of said 3.742 acre tract, *South  $81^{\circ} 41' 55''$  East for a distance of 157.84'* to a 1" iron pipe found, said point being the westerly-most corner of said 0.369 acre tract, passing over a 1" iron pipe found at a distance of 18.16' from the beginning of this course; thence,

Along the common line of said Lot 21 and said Lot 22, *North  $85^{\circ} 10' 53''$  East for a distance of 311.09'* to a 1" iron pipe found, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the common line of said Lot 21 and said Lot 22, *North  $85^{\circ} 10' 53''$  East for a distance of 60.00'* to an iron pin set, said point being the northeasterly corner of said Lot 21 and the southeasterly corner of said Lot 22, said point also being along a westerly line of said Lot 20; thence,

Along the easterly line of said Lot 21 and along a portion of the westerly line of said Lot 20, *South  $05^{\circ} 11' 15''$  East for a distance of 290.00'* to a 1" iron pipe found, said point being the southeasterly corner of said Lot 21 and the southwesterly corner of said Lot 21, said point also being along the northerly line of a 1.026 acre tract, the remainder of a 1.977 acre tract as conveyed to City of Gahanna as recorded in Official Record 13870 I-02 and Instrument No. 199707210051134; thence,

Along a portion of the southerly line of said 2.494 acre tract and along a portion of the northerly line of said 1.026 acre tract, *South  $85^{\circ} 10' 53''$  West for a distance of 60.00'* to a 1" iron pipe found, said point being the northwesterly corner of said 1.026 acre tract, said point also being the northeasterly corner of said 0.951; thence,

Along a new division line through said Lot 21, said line being parallel and 60.00' distant to the easterly line of said Lot 21 and the westerly line of said Lot 20, *North  $05^{\circ} 11' 15''$  West for a distance of 290.00'* to the point of beginning, containing 0.400 acres of land, more or less, as

determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a field survey performed by The Kleingers Group in May, 2015.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007) with a portion of the centerline of Morrison Road being South 08° 14' 12" West, based on a GPS survey utilizing CORS Station "COLB" and Monument "Truro".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "THE KLEINGERS GROUP".



*Michael L. Keller*

*11/15/16*

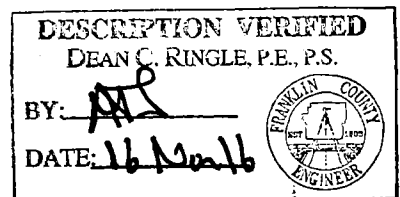
Michael L. Keller  
Professional Surveyor, Ohio License No. 7978

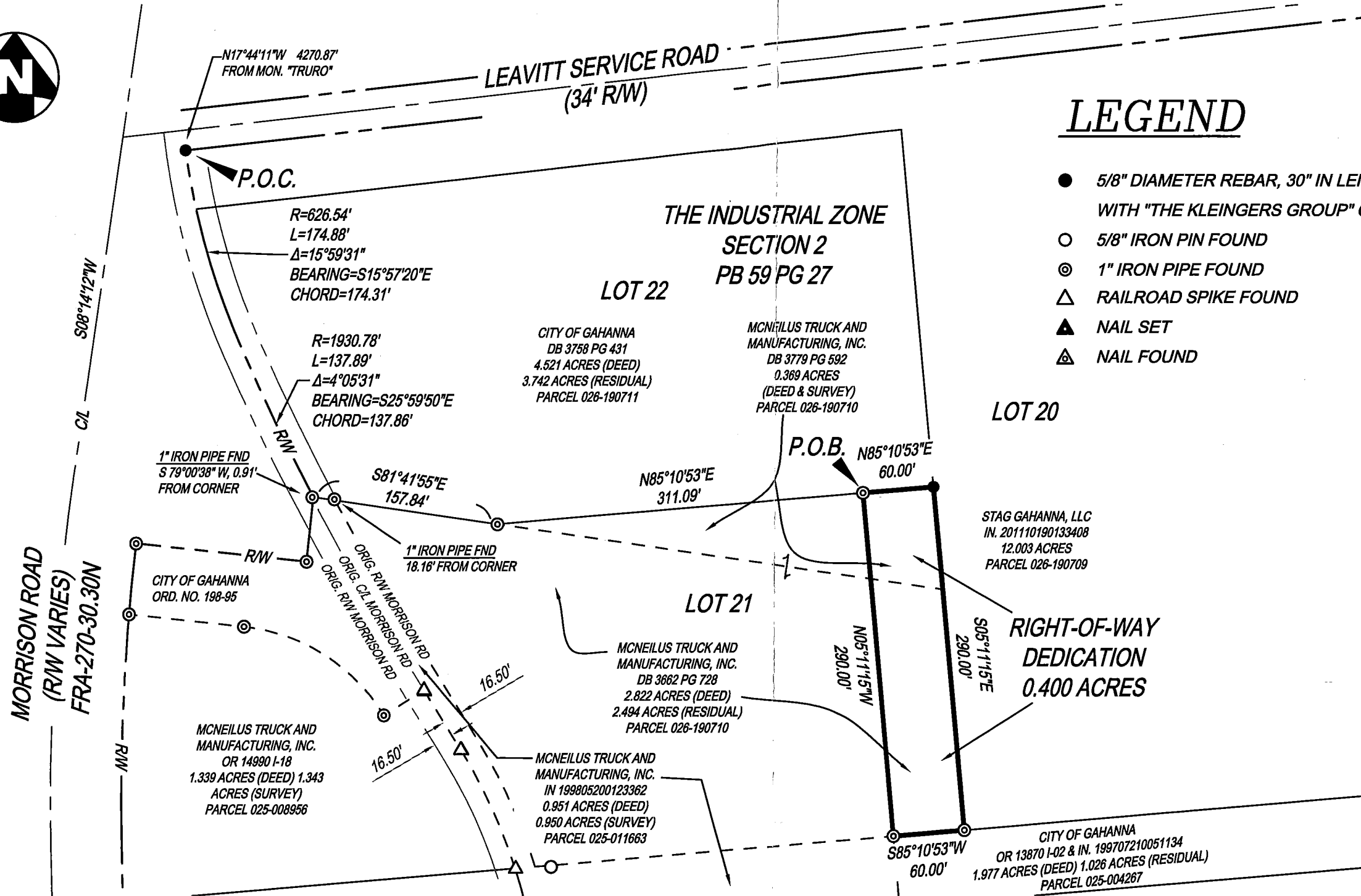
Date

M-95-A  
Split  
0.400 acre  
out of  
(026)  
190710

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

*Kim Banning*  
~~Kim Banning, CMC~~ Kayla Holbrook  
Clerk of Council, Deputy





## LEGEND

- 5/8" DIAMETER REBAR, 30" IN LENGTH, WITH "THE KLEINGERS GROUP" CAP
- 5/8" IRON PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- △ RAILROAD SPIKE FOUND
- ▲ NAIL SET
- ⚠ NAIL FOUND



**THE KLEINGERS GROUP**  
 CIVIL ENGINEERING | www.kleingers.com  
 SURVEYING | 350 Worthington Rd, Ste B  
 LANDSCAPE ARCHITECTURE | Westerville, OH 43082  
 614.882.4311

**LANDS OF MCNEILUS TRUCK AND MANUFACTURING, LLC**  
 SEC. 3, TWP. 1, R. 16, USML PT. LOT 21, THE INDUSTRIAL ZONE SECTION 2 PB 59 PG 27 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

SEAL:



NO.	DATE	DESCRIPTION

PROJECT NO: 150101.001

DATE: 11/08/16

SCALE: 1"=100'



SHEET NAME: **RIGHT-OF-WAY DEDICATION**

SHEET NO. **1 OF 1**

**NOTES**

- 1.) OCCUPATION IN GENERAL FITS SURVEY.
- 2.) SOURCE DOCUMENTS AS NOTED.
- 3.) ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 4.) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83-NSRS2007) WITH A PORTION OF THE CENTERLINE OF MORRISON ROAD BEING SOUTH 08° 14' 12" WEST BASED ON A GPS SURVEY UTILIZING CORS STATION "OHUN" AND MONUMENT "TRURO".
- 5.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN MAY, 2015.

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

*Kim Danning*  
**Kim Danning, CMG** kayla Holbrook  
 Clerk of Council, deputy



I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

*Michael L. Keller*  
**MICHAEL L. KELLER**  
 OHIO PROFESSIONAL SURVEYOR NO. 7978

11/15/16  
 DATE