

LEGAL DESCRIPTION
4569 MORSE LLC
0.048 ACRES

Situate in the State of Ohio, County of Franklin, City of Gahanna, being part of Quarter Township 1, Township 1N, Range 17W, United States Military Lands, and being part of a 1.446 acre tract of land conveyed to 4569 Morse LLC as recorded in Instrument Number 201508310121451 (all references to deeds, microfiche, plats, surveys, etc. refer to the Franklin County Recorder's Office or Engineer's Office) and being more particularly described as follows:

BEGINNING at 5/8" rebar found with a "Bird and Bull" cap being located at the northwest corner of said 1.446 acre tract, also being on the south right of way line Morse Road (120 feet wide);

Thence along said south right of way line, **South 86°20'59" East**, for a distance of **200.00 feet** to the northeast corner of said 1.446 acre tract;

Thence along the east line of said 1.446 acre tract, **South 03°39'01" West**, for a distance of **10.00 feet**;

Thence leaving said east line and across said 1.446 acre tract for the following five (5) courses

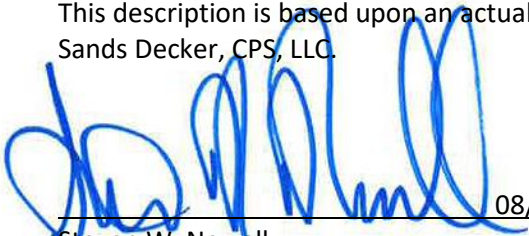
- 1) **North 86°20'59" West**, for a distance of **117.16 feet** to a point;
- 2) **South 03°39'01" West**, for a distance of **8.00 feet** to a point;
- 3) **North 86°20'59" West**, for a distance of **10.00 feet** to a point;
- 4) **North 03°39'01" East**, for a distance of **8.00 feet** to a point;
- 5) **North 86°20'59" West**, for a distance of **72.87 feet** to a point on the west line of said 1.446 acre tract;

Thence along said west line, **North 03°50'34" East**, for a distance of **10.00 feet** to the **POINT OF BEGINNING**.

Being a 0.048 acre part of Tax Parcel 025-004415-00.

Bearings are based on the Ohio State Plane Coordinate System, South Zone (NAD83) by GPS observation, referenced to the ODOT VRS Network.

This description is based upon an actual field survey performed in September, 2019 and August, 2020 by Sands Decker, CPS, LLC.



Steven W. Newell

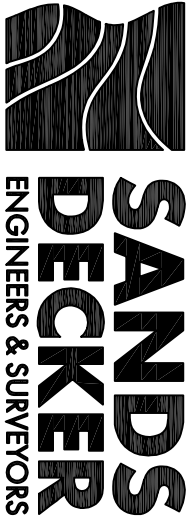
Ohio Registered

Professional Surveyor 7212

08/06/2021

Date





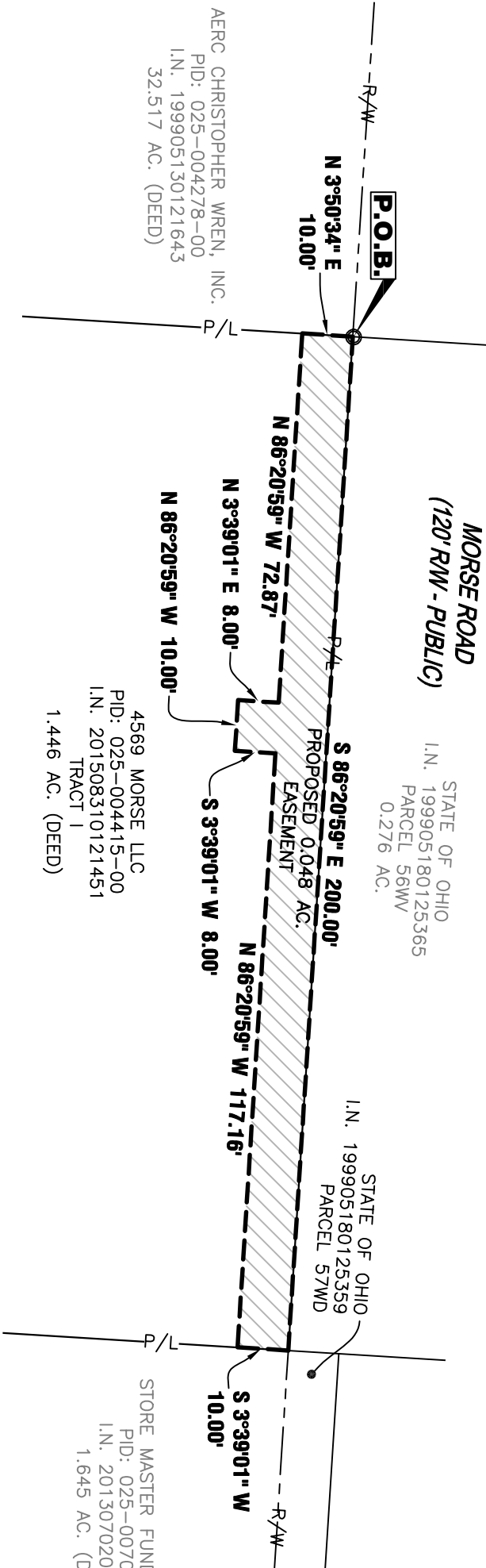
SURVEY EXHIBIT OF PROPOSED
0.048 ACRE EASEMENT
PART OF LAND OF 4569 MORSE LLC
1/4 TWP 1, TWP 1N, RANGE 17W, U.S.M.L.
CITY OF GAHANNA, COUNTY OF FRANKLIN,
STATE OF OHIO

OFFICES

128 East Main Street
Logan, Ohio 43138
740-385-2140

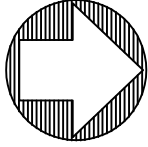
1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

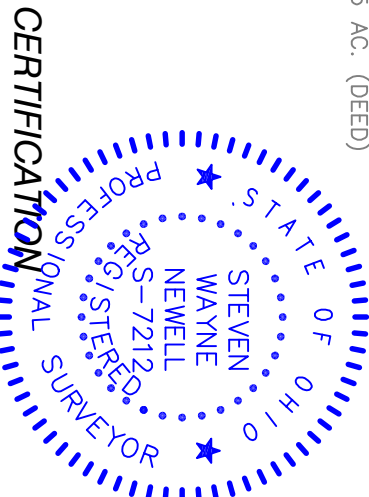
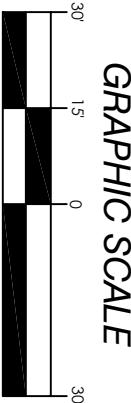


SURVEYOR'S NOTES


- 1) BASED ON RECORDS ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE AND THE FRANKLIN COUNTY ENGINEER'S OFFICE.
- 2) REFERENCES: DOCUMENTS NOTED HEREON.
- 3) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM – OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.
- 5/8" REBAR FOUND WITH "BIRD AND BULL" CAP



NORTH



CERTIFICATION
THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2019 & AUGUST, 2020.
SANDS DECKER CPS


STEVEN W. NEWELL
OHIO PROFESSIONAL
SURVEYOR 7212
08/06/2021
DATE