

**7.4415 ACRE LOT SPLIT**

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 1, Township 1, Range 17, United States Military District, being part of those original 12.382 and 2.638 acre tracts of land described in the deeds to Good Samaritan Reformed Church, as recorded in Deed Book 3522, Page 184 and Deed Book 3544, Page 61, respectively (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Commencing at a 1" solid pin found in a monument box at the intersection of the right-of-way centerlines of McCutcheon and Stygler Roads;

thence westerly with said right-of-way centerline of said McCutcheon Road, a Grid Bearing of North 86°49'01" West, (passing a 1" solid pin found at an angle point in the construction centerline 3.69 feet right at 2419.62 feet and a P.K. nail found at the intersection with the Hines Road construction centerline at 3162.77 feet) a distance of 3167.77 feet to the original southwesterly corner of said 12.382 acre tract, also being the southeasterly corner of that 0.687 acre tract of land described in the deed to the City of Gahanna, recorded in Deed Book 3548, Page 619, and being the southeasterly corner of that 0.160 of an acre described in the deed to the City of Gahanna, recorded in Instrument No. 199712100164045;

thence northerly along the westerly line of said 12.382 and 0.687 acre tracts , being the easterly line of said 0.160 acre tract, and being a line 5.00 feet westerly of said construction centerline of Hines Road, North 3°09'31" East, 40.00 feet to a mag nail set at the northwesterly corner of said 0.687 of an acre tract, being at the "TRUE POINT OF BEGINNING:"

thence continuing northerly along the westerly line of said 12.382 acre tract , being the easterly line of said 0.160 acre tract, and the easterly line of the 0.069, 0.057, 0.058 and 0.057 of an acre tracts described in the deeds to the City of Gahanna, as recorded in Instrument Nos. 199712100164033, 199712100164049, 199712100164038 and 199712100164043, respectively, and being a line 5.00 feet westerly of said construction centerline of Hines Road, North 3°09'31" East, 688.83 feet to a mag nail set at the northwesterly corner of said 12.382 acre tract, being the southwesterly corner of the "Piper's Glen" Subdivision, recorded in Plat Book 45, Page 54;

thence easterly along the northerly line of said 12.382 and 2.638 acre tracts, being the southerly line of said Subdivision, South 85°17'52" East, (passing a 1" solid pin found at an angle point in said construction centerline of Hines Road at 5.00 feet , the easterly right-of-way line of said Road at 30.01 feet & the northwesterly corner of said 2.638 acre tract at 588.92 feet) a distance of 752.07 feet to a 3/4" iron pipe found at the northeasterly corner of said 2.638 acre tract, being at the southeasterly corner of said Subdivision, and being in the westerly line of "Woodside Green South" Subdivision, recorded in Plat Book 75, Page 40;

7.4415 Acre Lot Split continued,

thence southerly along the easterly line of said 2.638 acre tract, being said westerly line of said Subdivision, South 3°27'11" West, 152.00 feet to a rebar set;

thence westerly, southerly, southeasterly & southerly, across and through said original 12.382 acres, the following four (4) courses and distances:

1. North 87°16'00" West, (passing the westerly line of said 2.638 acre tract at 162.44 feet) a distance of 406.50 feet to a rebar set;
2. South 2°34'00" West, 351.00 feet to a rebar set;
3. South 61°07'00" East, 215.00 feet to a rebar set, And,
4. South 3°10'59" West, 69.48 feet to a rebar set in the northerly right-of-way line of said McCutcheon Road, being the northerly line of aforesaid 0.687 of an acre tract;

thence westerly along said northerly right-of-way line, North 86°49'01" West, (passing said easterly right-of-way line of aforesaid Hines Road at 511.81 feet & the construction centerline at 536.81 feet) a distance 541.81 feet, returning to the 'True Point of Beginning,' containing 7.4415 acres of land (of which 6.8631 acres (0.4741 acre in Hines Road right-of-way, D.B.3210, pg.678) being out of PID:025-004277 & 0.5784 of an acre being out of PID:025-005537), more or less, as surveyed and described in October of 2015, by Carl E. Turner Jr., Professional Surveyor 6702.

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

Bearings are referenced to Grid North, Ohio State Plane Coordinate System, and specifically to the bearing of North 86°49'01" West, for the centerline of McCutcheon Road, as determined from GPS observations. Rebar called for as set are 5/8" O.D., 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  
22 October 2015



\* End of Description \*