

LEGAL DESCRIPTION
40.807 ACRE BOUNDARY

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being in Township 1, Range 16, Quarter Township 3, United States Military Lands, being part of Lots 5 & 6 of the David Taylor Subdivision of record in Plat Book 1, Page 10, destroyed in fire, reconstituted in Plat Book 1, Page 10A, and being the remainder of a 61.962 acre tract as conveyed to Crescent at Central Park, LLC, in Instrument Number 201711280167556 all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at a concrete monument found with a brass cap reading "Shelly RS8032" at a point of reverse curvature in the centerline of Tech Center Drive (120 foot width) at station 7+70.00 as shown on the centerline plat of the FRA-Tech Center Drive Extension of record in Plat Book 113, Page 54;

Thence across said Tech Center Drive, North 28°36'20" West, 60.00 feet to at an iron pin found with a cap reading "CEC" on the northerly right-of-way line of said Tech Center Drive, being the northerly line of a 7.488 acre tract, designated as Parcel 3-WD, conveyed to the City of Gahanna in Instrument Number 201007150089298, said iron pin being **THE TRUE POINT OF BEGINNING**;

Thence along the northerly right-of-way line of said Tech Center Drive and the northerly line of said Parcel 3-WD, along a curve to the right having an arc length of 515.80 feet, a radius of 940.00 feet, a deflection angle of 31°26'22", and a chord bearing and distance of South 77°12'45" West, 509.35 feet to an iron pin set at the intersection of the northerly right-of-way line of said Tech Center Drive and the easterly right-of-way line of Hamilton Road (width varies), and being on the easterly line of a 34.634 acre tract of land known as Parcel No. 1200WL as conveyed to the State of Ohio in Deed Book 3255, Page 559, as shown in the right-of-way plans for FRA-270-28.3N on file with the Ohio Department of Transportation, District 6, Delaware, Ohio;

Thence along the easterly right-of-way line of said Hamilton Road and along the easterly line of said Parcel No. 1200WL, North 04°09'11" East, 1087.65 feet to a 3/4" iron pin found with a cap reading "6872";

Thence along the easterly and southerly line of said Parcel No. 1200WL and the right-of-way line of Interstate Route 270 as shown on said right-of-way plan FRA-270-28.3N the following six (6) courses:

- 1) North 16°33'38" East, 255.98 feet to a 3/4" iron pin found with a cap reading "6872";
- 2) North 35°22'11" East, 244.41 feet to a 3/4" iron pin found with a cap reading "6872";
- 3) North 59°19'54" East, 328.02 feet to a 3/4" iron pin found with a cap reading "6872";
- 4) North 85°11'53" East, 223.61 feet to a 3/4" iron pin found with a cap reading "6872";
- 5) South 76°46'04" East, 202.24 feet to a 3/4" iron pin found with a cap reading "6872";
- 6) South 73°21'46" East, 265.50 feet to an iron pin set at the northwesterly corner of Reserve "A" as shown in Crescent at Central Park Section 1 in Plat Book 125, Page 25;

Thence along the westerly line of said Reserve "A" the following two (2) courses:

- 1) South 05°51'43" East, 943.66 feet to an iron pin set;
- 2) South 18°21'54" West, 371.55 feet to an iron pin set on the northerly right-of-way line of said Tech Center Drive and the northerly line of said Parcel 3-WD;

Thence along the northerly right-of-way line of said Tech Center Drive and the northerly line of said Parcel 3-WD, along a curve to the left having a radius of 1560.00 feet, an arc length of 763.65 feet, a deflection angle of 28°02'51", and a chord bearing and distance of South 75°30'59" West, 756.05 feet to **THE TRUE POINT OF BEGINNING**, containing 40.807 acres (1,777,538 S.F.), more or less.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

All iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP Ferris Surveyor 8342" inscribed on top unless otherwise noted.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011), with the centerline of Hamilton Road bearing North 04°09'11" East.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on a field survey conducted by E.P. Ferris & Associates, Inc. conducted in March 2022 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on September 27, 2022.



Matthew Lee Sloat, PS 8342

Date

