

ZONING DESCRIPTION
14.4 +/- ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, being part of a 61.962 acre tract conveyed to Crescent at Central Park, LLC in Instrument Number 201711280167556, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of a RESERVE "A" as delineated in Crescent At Central Park Section 1, as recorded in Plat Book 125 page 25, also being the northeasterly corner of the remainder of said 61.962 acre tract and on the southerly limited access right-of-way line of Interstate 270, as conveyed to the State of Ohio in Deed Book 3255, Page 559;

Thence along the easterly line of the remainder of said 61.962 acre tract and the westerly line of said Reserve "A", the following two (2) courses:

South 05°51'35 East, 943.67 feet to an angle point in aforesaid line;

South 18°21'04" West, 112.00 feet to a point;

Thence across said 61.962 acre tract, the following fourteen (14) courses:

South 85°29'25" West, 318.72 feet to a point;

North 21°07'50" West, 26.00 feet to a point;

South 68°52'10" West, 158.60 feet to a point;

Along a curve to the left having a radius of 335.00 feet, a delta angle of 22°57'57", an arc length of 134.28 feet, and a chord bearing and distance of North 32°36'49" West, 133.38 feet to a point of tangency;

North 44°05'47" West, 97.49 feet to a point of curvature;

Along a curve to the right having a radius of 265.00 feet, a delta angle of 39°35'13", an arc length of 183.09 feet, and a chord bearing and distance of North 24°18'11" West, 179.47 feet to a point of tangency;

North 04°30'35" West, 98.59 feet to a point of curvature;

Along a curve to the right having a radius of 50.00 feet, a delta angle of 44°54'02", an arc length of 39.18 feet, and a chord bearing and distance of North 17°56'26" East, 38.19 feet to a point of reverse curvature;

Along a curve to the left having a radius of 70.00 feet, a delta angle of 104°54'02", an arc length of 128.16 feet, and a chord bearing and distance of North 12°03'34" West, 111.00 feet to a point;

North 04°30'35" West, 168.38 feet to a point;

North 60°08'39" East, 105.12 feet to a point;

North 85°29'25" East, 232.00 feet to a point;

North 04°30'35" West, 150.99 feet to a point;

North 24°56'09" East, 222.01 feet to a point being on the northerly line of said 61.962 acre tract, and the southerly limited access right-of-way of said Interstate 270;

Thence along the northerly line of said 61.962 acre tract and the southerly limited access right-of-way line of said Interstate 270, the following two (2) courses:

South 76°46'04" East, 1.47 feet to a point;

South 73°21'46" East, 265.48 feet to the **POINT OF BEGINNING**, containing 14.4 acres, more or less.

Bearings as described herein are based on are based on the bearings shown on Crescent at Central Park, Section 1 subdivision plat, of record in Plat Book 125, Page 25.

This description is based on records obtained by E.P. Ferris and Associates, Inc. in February, 2021 and is intended to be used for zoning purposes only.

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