

SITE ENGINEERING
— Incorporated —
Civil Engineers & Surveyors

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Reynoldsburg, OH 43068
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SEI FILE NO. 3927
PROPERTY DESCRIPTION
APRIL 25, 2017

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Lot 20 of David Taylor's Subdivision of Quarter Township 3, Township 1, Range 16, United States Military Lands and being 5.578 acres all out of that 10.000 acre tract of land described in a deed to Franklin Steel Company of record in Official Record Volume 6317 D02 (all references in this description are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a 5/8" rebar found capped "BRH Group" on the easterly line of said Lot 20, being on the southerly right-of-way line of Eastgate Parkway (60 foot wide) and being at the northwesterly corner of Lot 3 as same is designated and delineated on the recorded plat of Eastgate Industrial Center of record in Plat Book 101, Page 87;

Thence South 03° 48' 42" West 506.54 feet, along the easterly line of said Lot 20 and the westerly line of said Lot 3, to an iron pin set at the southeasterly corner of that 6.770 acre tract described in a deed to Rollins Leasing Corp. of record in Instrument 199907130178138 and the northeasterly corner of that tract described in a deed to CQCB, Inc. of record in Instrument 201102160023625;

Thence North 84° 50' 24" West 736.62 feet, along the southerly line of said 6.770 acre tract, to a 3/4" hollow iron pin found capped "Hockaden" (0.2' below grade) at the southwesterly corner of said 6.77 acre tract, on the southerly curved right-of-way line of Blatt Boulevard (60 foot R/W in Plat Book 50, Page 54), the northeasterly corner of said 10.000 acre tract and **THE TRUE POINT OF BEGINNING** for the herein described 5.578 acre tract;

Thence South 36° 15' 08" East 523.13 feet, leaving said right-of-way line, along the easterly line of said 10.000 acre tract and the westerly line of said CQCB, Inc. to a 3/4" hollow iron pin found capped "Hockaden" at the southeasterly corner of said 10.000 acre tract, on the northerly right-of-way line of the Columbus and Ohio River Railroad Co. of record in Instrument 200601090004340 AND The Ohio Rail Development Commission of record in Instrument 201204190054429;

Thence South 72° 54' 33" West 689.83 feet, along said railroad right-of-way line and the southerly line of said 10.000 acre tract, to an iron pin set;

Thence North 06° 10' 46" East 557.71 feet, crossing said 10.000 acre tract with a new division line, and along the easterly line of that easement for two high pressure gas lines recorded in Official Record 4997 I15, to an iron pin set on the southerly right-of-way line of Blatt Boulevard;

Thence South 86° 18' 32" East 40.92 feet, along said right-of-way line to a point of curvature, witness a 3/4" hollow iron pin found at South 31° 09' 44" East 0.32 feet;

Thence northeasterly along said right-of-way line, being the arc of a curve to the left, having a radius of 380.00 feet, a central angle of 39° 56' 22"; the chord of which bears North 73° 43' 18" East 259.56 feet, an arc length of 264.89 feet, to the True Point of Beginning, containing 5.578 acres of land more or less and subject to any easements, restrictions or right-of-ways of previous record.

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



Kim Banning, CMC *Kayla Tolbrock*
Clerk of Council, Deputy

NOTE: The iron pins set are 5/8" rebars, 30" long with yellow plastic caps stamped "SITE ENG INC." Bearings are used for the determination of angles only. For the purpose of this description, a bearing of South 03° 48' 42" West was used on the west line of Eastgate Industrial Center as shown on Plat Book 101, Page 87 Franklin County Recorder's Office.

The above description was prepared from an actual field survey during April, 2017 by Site Engineering, Inc.

SITE ENGINEERING, INC.

By Mark A Hazel, pro

Mark A. Hazel

Professional Surveyor No. 7039

4-25-17

Date



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


~~Kim Banning, CMC~~ kayla tollbrook
Clerk of Council, deputy

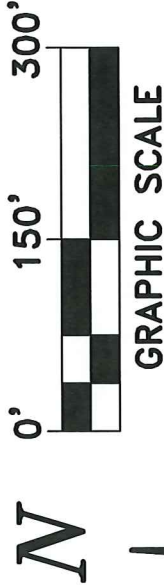
SITE ENGINEERING, INC.

7453 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
PHONE: (614) 759-9900

FILE #3927
DATE: APRIL 17

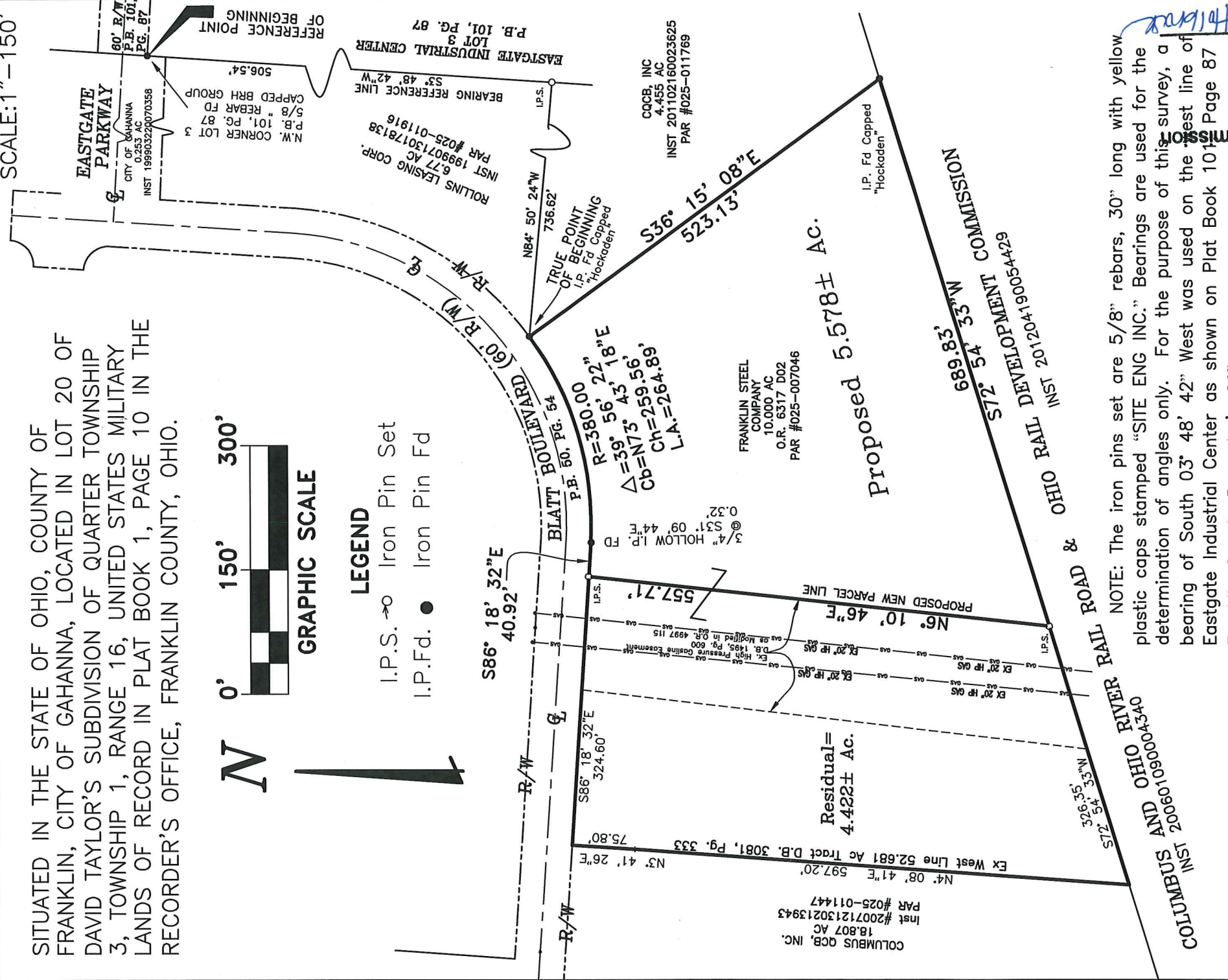
SCALE: 1" = 150'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, LOCATED IN LOT 20 OF DAVID TAYLOR'S SUBDIVISION OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS OF RECORD IN PLAT BOOK 1, PAGE 10 IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



LEGEND

- I.P.S. → Iron Pin Set
- I.P.Fd. ● Iron Pin Fd



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By: *Mark A Hazel, ps* 4-25-17
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