

PLAT OF EASEMENT

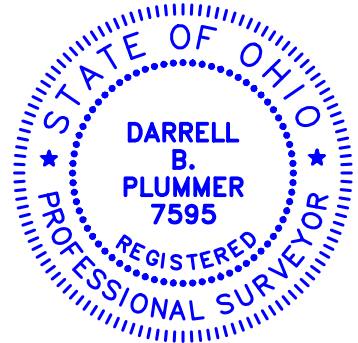
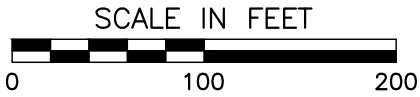
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,
 LOT 26, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16,
 UNITED STATES MILITARY LANDS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 03°42'23" EAST AS DETERMINED FOR THE CENTERLINE OF SCIENCE BOULEVARD BASED ON FIELD OBSERVATIONS PERFORMED IN JULY 2021, AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT).

PERTINENT DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT FRANKLIN COUNTY.



CERTIFICATION:

THE FOREGOING EASEMENT WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN JULY, 2021.

Darrell B. Plummer

12/10/2021

DARRELL B. PLUMMER
 PROFESSIONAL LAND SURVEYOR NO. 7595

DATE

CITY OF GAHANNA
 INST: 201301020000607
 2.978 ACRES

LOT 7
 TECHCENTER DRIVE EXTENSION AND
 GREENSPACE DEDICATION PLAT
 PLAT BOOK 112, PAGE 79

SCIENCE BOULEVARD
 (R/W WIDTH VARIES)
 P.B. 113, PAGE 23

CURVE 1
R=28.00'
Δ=49°59'41"
L=24.43'
CHB=N 28°42'14" E
CH=23.66'

SCIENCE ONE, LLC
INST: 202112070221547
9.224 ACRES

LOT 12
 SCIENCE BOULEVARD EXTENSION
 DEDICATION PLAT
 PLAT BOOK 113, PAGE 23

10' SIDEWALK EASEMENT
0.107 ACRE

P.O.B.
 N 85°54'19" W 10.00'



Civil & Environmental Consultants, Inc.

250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
 614-540-6633 · 888-598-6808

www.cecinc.com

FED ONE DUBLIN, LLC
 FRANKLIN COUNTY, OHIO

0.107 ACRE SIDEWALK EASEMENT

DRAWN BY:	BJL	CHECKED BY:	KAS	APPROVED BY:	DBP	EXHIBIT:	ESMT
DATE:	DECEMBER 2021	DWG SCALE:	1" = 100'	PROJECT NO:	312-263		

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DESCRIPTION OF 0.107 ACRE SIDEWALK EASEMENT

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of Lot 26, Quarter Township 3, Township 1, Range 16, United States Military Lands, being part of Lot 12 of the Science Boulevard Extension Dedication Plat of record in Plat Book 113, Page 23, and being a 9.224 acre tract of land described in deed to Science One, LLC of record in Instrument Number 202112070221547, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.107 acre easement being more fully described herein;

BEGINNING at the southwest corner of said 9.224 acre tract, and being on the east right-of-way line of Science Boulevard;

Thence with the west line of said 9.224 acre tract, and with the east right-of-way line of said Science Boulevard, the following two (2) courses:

1. **North 03°42'23" East**, a distance of **449.73** feet, to a point of curvature;
2. With the arc of a curve to the right, having a radius of **28.00** feet, a central angle of **49°59'41"**, an arc length of **24.43** feet, a chord bearing of **North 28°42'14" East** and a chord distance of **23.66** feet, to a point;

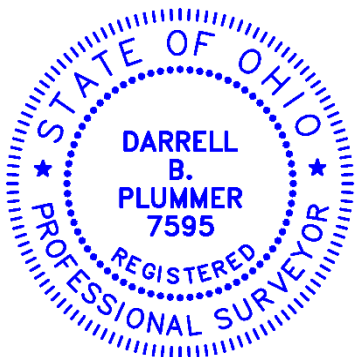
Thence **South 03°42'23" West**, a distance of **471.25** feet, through said 9.224 acre tract, to a point on the south line of said 9.224 acre tract;

Thence **North 85°54'19" West**, a distance of **10.00** feet, with the south line of said 9.224 acre tract, to the **TRUE POINT OF BEGINNING** containing 0.107 of an acre, subject to all easements and documents of record.

The bearings shown on this survey are based on the bearing of North 03°42'23" East as determined for the centerline of Science Boulevard, based on field observations performed in July 2021, and based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2011 Adjustment).

The foregoing easement was prepared from an actual field survey performed by or under my direct supervision in July, 2021.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



12/10/2021

Darrell B. Plummer, P.S.
Registered Surveyor No. 7595

Date