

0.840 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 2, Township 1, Range 16, United States Military Lands, being part of the 3.388 acre tract conveyed to Leader Development, LLC by deed of record in Instrument Number 200603150049064 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the centerline intersection of Hamilton Road and Johnstown Road (U.S. Route 62), being the northwesterly corner of that 0.223 acre tract conveyed to the City of Gahanna by deed of record in Instrument Number 199906220158186;

thence North 34° 55' 52" East, a distance of 98.88 feet, with the centerline of said Johnstown Road, to a railroad spike found at the southwesterly corner of said 3.388 acre tract;

thence South 85° 19' 07" East, a distance of 46.23 feet, across said Johnstown Road (U.S. Route 62), and the northerly line of said 0.223 acre tract, to a ¾ inch iron pip capped "C Turner 6702" found, the TRUE POINT OF BEGINNING;

thence South 85° 19' 07" East, a distance of 154.03 feet, across said 3.388 acre tract, to a 5/8 inch rebar found at the northeasterly corner of the 1.956 acre tract conveyed to James R. and Debra Boyd by deed of record in Official Record 3049 H11;

thence South 04° 38' 49" West, distance of 199.70 feet, with a westerly line of said 1.956 acre tract, to ¾-inch iron pipe found;

thence North 85° 28' 07" West, a distance of 187.90 feet, with a northerly line of said 1.956 acre tract and with a portion of the northerly line of that 1.217 acre tract conveyed to Herbert P. and Joan Wilke by deed of record in Official Record 3050 B09, to an iron pin set at the southeasterly corner of that 0.039 acre tract conveyed to City of Gahanna by deed of record in Instrument Number 200401150011140;

thence North 04° 32' 12" East, a distance of 141.37 feet, with the easterly line of said 0.039 acre tract, to an iron pin set in the easterly line of said 0.223 acre tract;

thence North 34° 47' 12" East, a distance of 68.00 feet, with an easterly line of said 0.223 acre tract, to a ¾-inch iron pipe capped "C Turner 6702" found at the northeasterly corner of said 0.233 acre tract, to the TRUE POINT OF BEGINNING, containing 0.840 acres of land, more or less.

EXHIBIT A

0.840 ACRES

-Page 2-

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the same meridian as the bearings shown on that 0.625 acre tract of record in Deed Book 3659, Page 616, in which the south line of said tract has a bearing of North 85° 19' 07" West, Recorder's Office, Franklin County, Ohio.



EVANS, MECHWART, HAMBLETON AND TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

4/26/06

Date



MAP(GIS)

Generated on 02/23/12 at 12:02:10 PM

Parcel ID
025-011637-00

Map Routing No
025-0037D -030-00

Card No
1

Location
00000 JOHNSTOWN RD

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.