

Legend

- Iron Rod Found
- Iron Pipe Found
- Iron Pin Set
- [M] Mon. Box Found

**Parcel Exhibit 0.362 Ac.,
0.409 Ac., 0.426 Ac. & 0.221 Ac.**

Value Recovery
Group II, LLC
I.N. 200712200217547
6.431 Ac. ~ Parcel 9
APN: 027-000110

City of Gahanna, Franklin County, Ohio
Quarter Township 1, Township 3, Range 16,
United States Military District

City of Gahanna
I.N. 199805010105100
0.178 Ac.

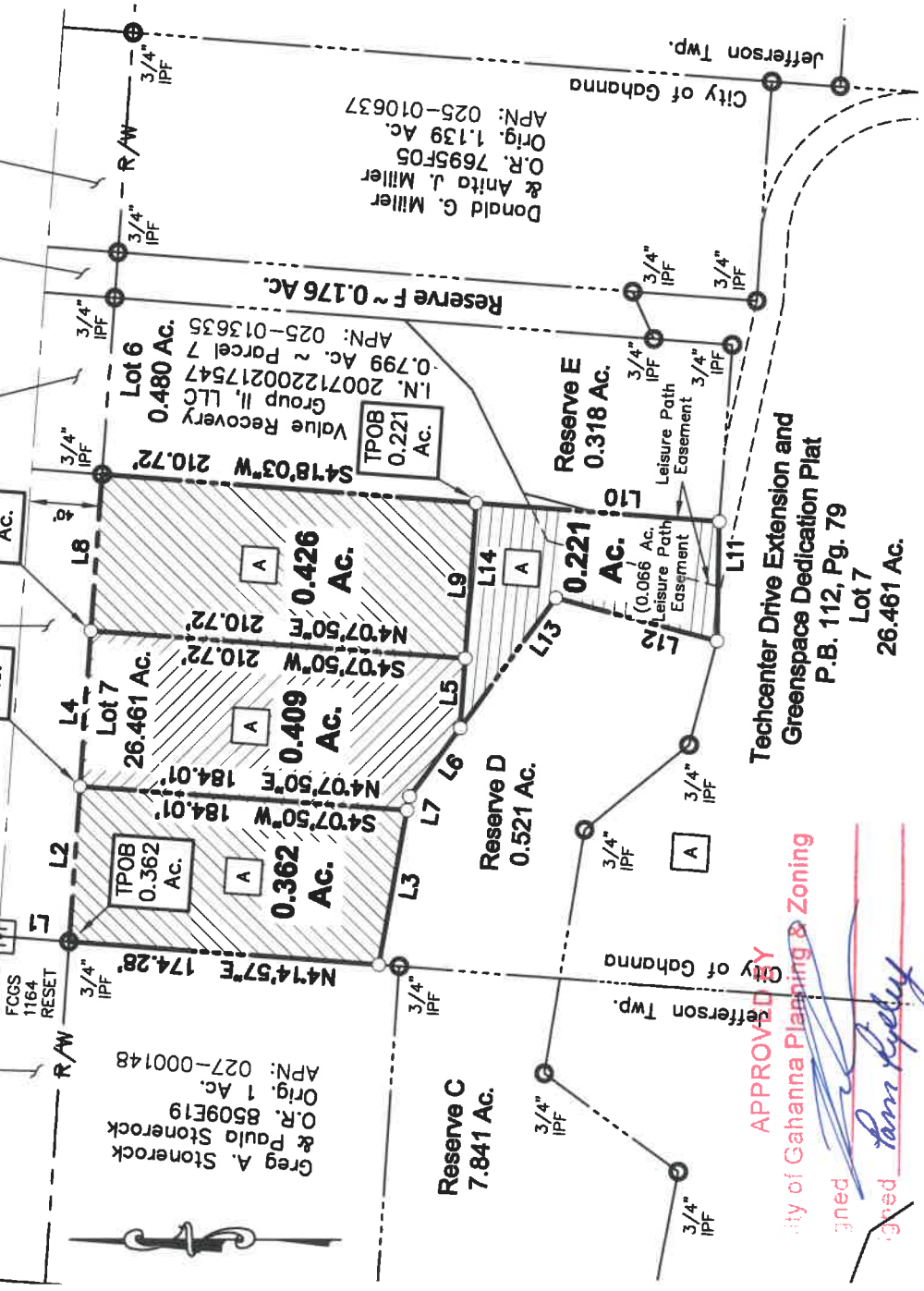
City of Gahanna
I.N. 200511300251697
0.242 Ac.

City of Gahanna
I.N. 199805010105101
0.092 Ac.

City of Gahanna
I.N. 199812100318858
0.024 Ac.

City of Gahanna
I.N. 199805010105102
0.114 Ac.

Taylor Road



Greg A. Stonerock
& Paula Stonerock
Orig. 1 Ac.
O.R. 8509E19
APN: 027-000148

Value Recovery
Group II, LLC
I.N. 200712200217547
0.799 Ac. ~ Parcel 7
APN: 025-013635

Donald G. Miller
& Anita J. Miller
O.R. 7695F05
Orig. 1.139 Ac.
APN: 025-010637

APPROVED BY
City of Gahanna Planning & Zoning

Lam Ryeby

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LINE	BEARING	DISTANCE
L1	S04°14'57"W	40.00'
L2	S85°52'09"E	87.91'
L3	N79°34'34"W	88.80'
L4	S85°52'09"E	88.00'
L5	N85°52'10"W	39.38'

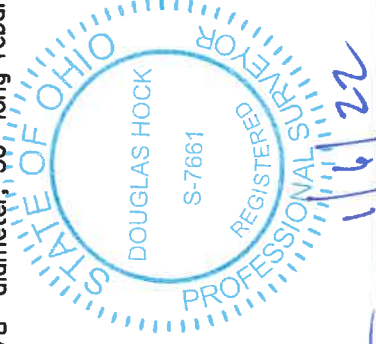
LINE	BEARING	DISTANCE
L6	N53°28'13"W	48.21'
L7	N79°34'34"W	7.96'
L8	S85°52'09"E	88.47'
L9	N85°52'10"W	87.85'
L10	S04°18'03"W	137.86'

LINE	BEARING	DISTANCE
L11	N88°45'12"W	67.39'
L12	N14°56'32"E	93.96'
L13	N53°28'13"W	91.36'
L14	S85°52'10"E	127.23'

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

This exhibit is based on existing records from Franklin County Auditor's and Recorder's records.

All iron pins set are 5/8" diameter, 30" long rebar with plastic cap inscribed "Advanced 7661".



Douglas R. Hock
Date: 11/16/22

Douglas R. Hock, P.S. 7661

DRAWN BY: DRB
DATE: 08/24/21
JOB NO.: 21-0023-188
CHECKED BY: BCK

Revised 01-03-22



ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Parcel Description
0.221 Acres
South of Taylor Road
West of Taylor Station Road

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 3, Range 16, United States Military District, being a 0.221 acre tract of land, said 0.221 acre tract being part of a 6.431 acre tract of land described as Parcel 9 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, said 0.221 acre tract also being part of a 26.461 acre tract of land described as Lot 7 as numbered and delineated upon "Techcenter Drive Extension and Greenspace Dedication Plat" of record in Plat Book 112, Page 79, said 0.221 acre tract being more particularly described as follows:

Beginning for Reference at a found Franklin County Monument "FCGS 1164 Reset" being in the centerline of Taylor Road, being at the northwesterly corner of a 0.242 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 200511300251697 and being at the northeasterly corner of a 0.178 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199805010105100;

Thence **S 04° 14' 57" W**, along the westerly line of said 0.242 acre tract, along the easterly line of said 0.178 acre tract and across the right-of-way line of said Taylor Road, **40.00 feet** to a 3/4-inch iron pipe found at southwesterly corner of said 0.242 acre tract, at the northwesterly corner of said Lot 7, said Parcel 9, at the northeasterly corner of an Original 1 acre tract of land conveyed to Greg A Stonerock and Paula Stonerock of record in Official Record 8509E19, at the southeasterly corner of said 0.178 acre tract and being in the southerly right-of-way line of said Taylor Road;

Thence **S 85° 52' 09" E**, along the southerly line of said 0.242 acre tract, along the northerly line of said Lot 7 and said Parcel 9 and along said right-of-way line, **264.38 feet** to a 3/4 iron pin found at the southeasterly corner of said 0.242 acre tract, being the southwesterly corner of a 0.092 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 199805010105101, being the northwesterly corner of 0.799 acre tract of land described as Parcel 7 and conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547 and also being the northwesterly corner of a 0.480 acre tract of land described as Lot 6 as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat" and being the northeasterly corner of said Lot 7 and said Parcel 9;

Thence **S 04° 18' 03" W**, along the easterly line of said Lot 7 and said Parcel 9 and along the westerly line of said Lot 6 and said Parcel 7, **210.72 feet** to an iron pin set, the **True Point of Beginning**;

Thence **S 04° 18' 03" W**, continuing along the easterly line of said Lot 7 and said Parcel 9, along the westerly line of said Lot 6 and said Parcel 7 and along a 0.318 acre tract of land described as Reserve "E" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat", **137.86 feet** to an iron pin set at the southwesterly corner of said Reserve "E";

Thence **N 88° 45' 12" W**, across said Lot 7 and said Parcel 9, **67.39 feet** to an iron pin set at a southeasterly corner of a 0.521 acre tract of land described as Reserve "D" as numbered and delineated upon said "Techcenter Drive Extension and Greenspace Dedication Plat";

Thence along the common line of said Lot 7 and said Parcel 9 and said Reserve "D", the following two (2) courses;

N 14° 56' 32" E, 93.96 feet to an iron pin set at a point at an angle point;

N 53° 28' 13" W, 91.36 feet to an iron pin set at a point at an angle point;

Parcel Description
0.221 Acres
South of Taylor Road
West of Taylor Station Road
-2-

Thence S 85° 52' 10" E, across said Lot 7 and said Parcel 9, 127.23 feet to the True Point of Beginning.

Containing 0.221 acre, more or less. Subject to all legal easements, rights-of-way and restrictions.

The above description was prepared by Advanced Civil Design, Inc. on January 3 2022 and is based on existing records from the Franklin County Auditor's and Franklin County Recorder's Office and actual field survey work completed by Advanced Civil Design, Inc.

All iron pins set and found are 5/8" diameter rebar, 30" long with plastic cap inscribed Advanced 7661 unless otherwise noted.

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.).
A bearing of S 33° 55' 24" W was held between Franklin County Monuments 5524 and 1164 Reset.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

[Handwritten signature]
1/6/22

Douglas R. Hock, P.S. 7661 Date:

Z:\21-0023-188\survey\21-0023-188 0.221 ac parcel desc.doc



APPROVED BY
City of Gahanna Planning & Zoning
Signed *[Signature]*
Signed *[Signature]*