

15010023

File Number: SWP-2-2015 Fee: 150.00  
Date Received: 1-28-15-REVISED 2/24/15 Initials: CAS  
Scheduled Public Hearing Date: \_\_\_\_\_ Check or Receipt Number: 255355



PLANNING COMMISSION  
APPLICATION FOR SUBDIVISION WITHOUT PLAT

Property Location: 690 and 700 Taylor Road Parcel ID: 025-003923/025-012105  
Current Zoning: L-S0 Total Acreage of Proposed Parcel: 0.294/0.095  
Reason for Request: Planning Commission Requirement  
Applicant Name: Settle Muter Electric Email: jharrison@settlemuter.com  
Status:  Property Owner  Option Holder  Contractual Purchaser  Agent  
Business Owner: Nancy Winslow Phone: \_\_\_\_\_  
Business Address: 6851 Clum Road Fax: \_\_\_\_\_  
City/State/Zip Code: Harrod, Ohio 45850  
Property Owner: Duff Warehouses, Inc. Phone: \_\_\_\_\_  
Address: 690/700 Taylor Road  
City/State/Zip Code: Gahanna, Ohio 43230

Signature of Applicant \_\_\_\_\_ Date 2/17/15

Submission Requirements

- 1. Submit ten (10) copies of a survey and legal description of the property certified by a registered surveyor (if being submitted to Planning Commission). Only two (2) copies are necessary if application will be approved administratively.
- 2. Submit two (2) original deeds to be stamped (instruments of conveyance). Deeds must be submitted after Planning Commission or administrative approval to be stamped by Clerk of Council.
- 3. Application Fee: \$75 for residential and \$150 for all other districts.
- 4. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches.

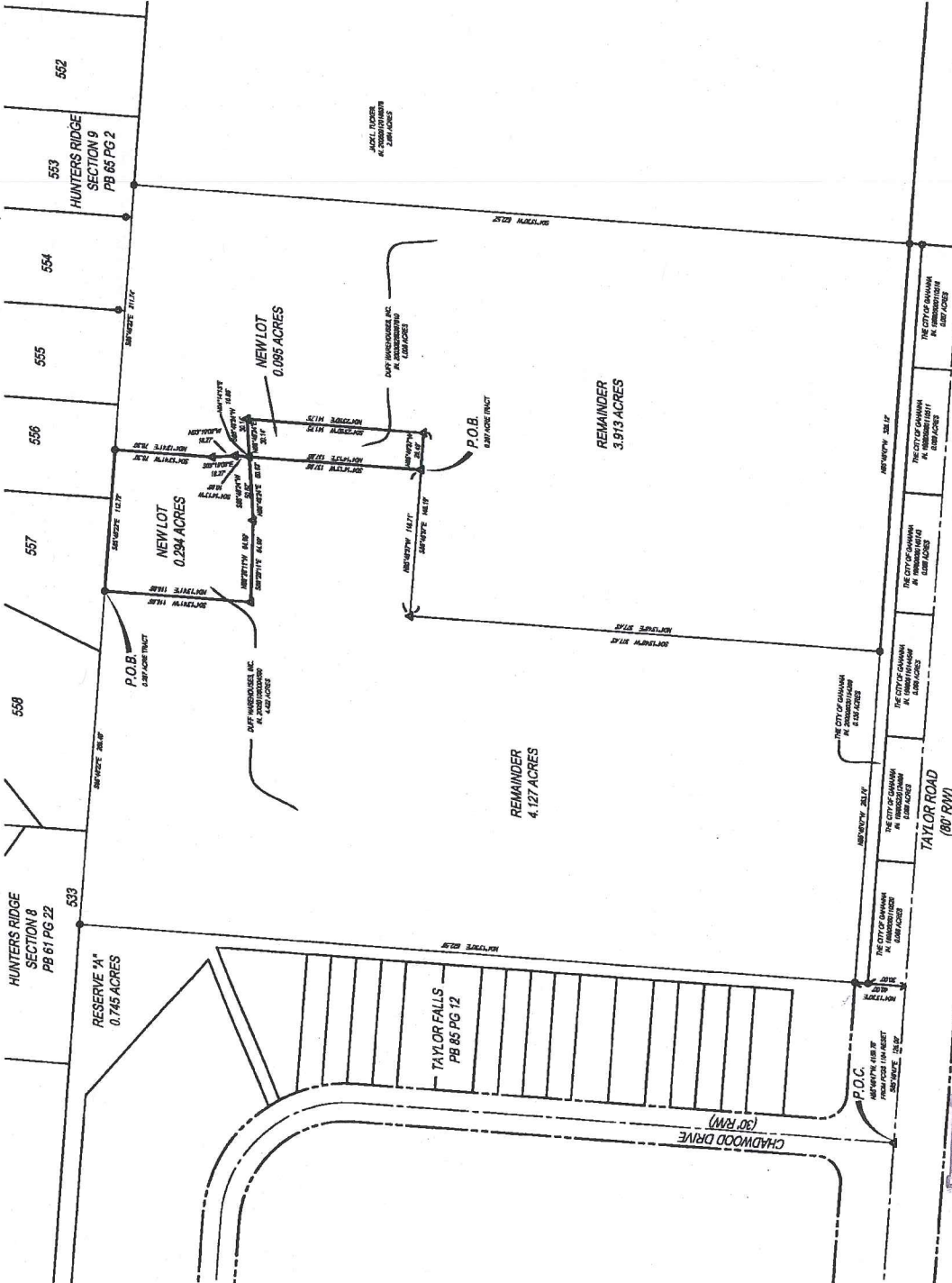
APPROVAL

To be approved by:  Planning Commission (buildable lot)  Administration  
In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this Lot Split as stated above has been approved.  
Bonnie Baird \_\_\_\_\_ Date 1/28/15  
Planning & Zoning Administrator  
Kempster Jolly \_\_\_\_\_ Date 3/4/15  
Chief Building Official  
Dottie A. Franey \_\_\_\_\_ Date 3/3/15  
Director of Public Service  
\_\_\_\_\_  
City Engineer \_\_\_\_\_ Date 3/3/15

Note: All correspondence will be to applicant above unless otherwise stated.

RECEIVED  
FEB 24 2015  
BY: CAS-REVISED

PAID  
FEB 24 2015  
BY: CAS-CHK # 255355 \$150.00



BOUNDARIES BASED ON THE CENTER LINE OF HIGHWAY 100. ALL DIMENSIONS ARE APPROXIMATE AND SHOWN FOR INFORMATION ONLY. THE CENTER LINE OF HIGHWAY 100 IS THE CENTER LINE OF THE ROAD BEING MEASURED.



<p><b>KLEINGERS GROUP</b>                  10000 Woodward Ave., Suite 100                  Detroit, MI 48221                  (313) 566-1111</p>		<p>DATE: 1/27/15                  PROJECT: 1503                  SHEET NO: 10000</p>	<p><b>LOT SPLITS</b></p> <p><b>1 of 1</b></p>

**LEGEND**  
 ■ 5/8" CAPED IRON PIN SET  
 ○ 5/8" IRON PIN FOUND  
 \* 1" IRON PIPE FOUND  
 ▲ NAIL SET



INSPIRED PEOPLE ARCHITECTS & PLANNERS  
 10000 Woodward Ave., Suite 100  
 Detroit, MI 48221  
 (313) 566-1111  
 9/16/14

RECEIVED  
 FEB 24 2015  
 BY: *AS*

**LIMITED WARRANTY DEED**

Statutory Form §5302.07 O.R.C.

KNOW ALL MEN BY THESE PRESENTS, that **Duff Warehouses, Inc.**, a corporation incorporated under the laws of the State of Ohio, for valuable consideration paid, grants with Limited Warranty Covenants to **William Muter**, unmarried, whose tax-mailing address is 6851 Clum Road, Harrod, Ohio 45850, the real property described in Exhibit A attached hereto and incorporated herein by reference, subject to easements, conditions, restrictions, and limitations of record; taxes and assessments, both general and special, that are a lien, but are not yet due and payable; zoning laws and regulations, if any; and those matters which would be disclosed by an accurate survey of the real property.

This Deed is placed of record in order to create a split of the real property.

{5202158:}

RECEIVED  
FEB 24 2015  
BY: *AS*

Prior Instrument Reference: Instrument No. 200501060004590 of the Records of Franklin County, Ohio.

EXECUTED this 9 day of February, 2015.

**Duff Warehouses, Inc.**

By: *Nancy Winslow*  
Nancy Winslow, President

STATE OF OHIO            )  
  ) SS:  
COUNTY OF Allen        )

The foregoing instrument was acknowledged before me this 9 day of February, 2015 by Nancy Winslow, President of Duff Warehouses, Inc., an Ohio corporation, on behalf of the corporation.

*Meredith A Moore*  
Notary Public



This Instrument was prepared by:  
G. Andrew Gardner, Esq.  
McDonald Hopkins LLC  
600 Superior Avenue, East, Suite 2100  
Cleveland, Ohio 44114-2653

{5202158;}

RECEIVED  
FEB 24 2015  
BY: *AS*



**EXHIBIT. A**  
**0.294 ACRE TRACT**

Situated in the City of Gahanna, County of Franklin, State of Ohio; also being a part of Lot No. 4, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands; also being a portion of a 4.422 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200501060004590; being more particularly described as follows:

Commencing at a nail set at the intersection of centerlines of Taylor Road (80' right-of-way) and Chadwood Drive (30' right-of-way), said point being located North 85° 46' 47" West for a distance of 4,159.76' from monument FCGS 1164 Reset; thence,

Along the centerline of Taylor Road, **South 85° 46' 47" East, for a distance of 125.00'** to a point thence,

Along a line through Taylor Road, **North 04° 13' 30" East for a distance of 40.00'** to an iron pin set, said point being along the northerly right-of-way line of Taylor Road, said point also being the southwesterly corner of said 4.422 acre tract, said point also being the southeasterly corner of Reserve "A" of Taylor Falls subdivision as recorded in Plat Book 85 Page 12, passing over a 1" iron pipe found at a distance of 30.00' from the beginning of this course; thence,

Along a common line of said 4.422 acre tract and said Reserve "A", **North 04° 13' 30" East for a distance of 622.59'** to an iron pin set, said point being the northwesterly corner of said 4.422 acre tract, said point also being the northeasterly corner of said Reserve "A", said point also being along the southerly line of Lot No. 533 of Hunters Ridge Section 8 as recorded in Plat Book 61 Page 22; thence,

Along a portion of the northerly line of said 4.422 acre tract, also being along a portion of the southerly line of said Lot No. 533 and then along the southerly line of Lot No. 558 of Hunters Ridge Section 9 subdivision as recorded in Plat Book 65 Page 2 and then along a portion of the southerly line of Lot No. 557 of said Hunters Ridge Section 9, **South 85° 46' 22" East, for a distance of 265.40'** to an iron pin set, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a portion of the northerly line of said 4.422 acre tract, also being along a portion of the southerly line of said Lot No. 557 and then along a portion of Lot No. 556 of said Hunters Ridge Section 9, **South 85° 46' 22" East, for a distance of 112.72'** to an iron pin set, said point being a common corner of said 4.422 acre tract and a 4.008 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200308250267610; thence,

Along a common line between said 4.422 acre tract and said 4.008 acre tract, **South 04° 13' 41" West, for a distance of 78.30'** to a nail set, said point being a common corner of said 4.422 acre tract and said 4.008 acre tract; thence,

Along a common line between said 4.422 acre tract and said 4.008 acre tract, **South 03° 19' 08" East, for a distance of 18.27'** to a nail set, said point being a common corner of said 4.422 acre tract and said 4.008 acre tract; thence,

Along a common line between said 4.422 acre tract and said 4.008 acre tract, **South 04° 14' 13" West, for a distance of 10.86'** to a nail set; thence the remaining courses through said 4.422 acre tract,

**South 86° 48' 24" West, for a distance of 50.62'** to a nail set; thence,

**North 88° 28' 11" West, for a distance of 64.99'** to a nail set; thence,

**North 04° 13' 41" East, for a distance of 116.86'** to the point of beginning, containing 0.294 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in September, 2014.

**RECEIVED**  
**FEB 24 2015**

BY: 

Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007), with a portion of the centerline of Taylor Road being North 85° 46' 47" West, as determined by a VRS-GPS survey utilizing CORS station "COLB" as maintained by the Ohio Department of Transportation and station "FCGS 1164 RESET".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "Kleingers & Assoc".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.



*Michael L. Keller*

Michael L. Keller

Professional Surveyor, Ohio License No. 7978

*9/14/14*

Date



*0-039-A  
SPLIT  
0.294 AC  
OUT OF  
(025)  
003973*

RECEIVED  
FEB 24 2015  
BY: *AS*

**LIMITED WARRANTY DEED** <sup>2</sup>

Statutory Form §5302.07 O.R.C.

KNOW ALL MEN BY THESE PRESENTS, that **William Muter**, unmarried, for valuable consideration paid, grants with Limited Warranty Covenants to **Duff Warehouses, Inc.**, a corporation incorporated under the laws of the State of Ohio, whose tax-mailing address is 6851 Clum Road, Harrod, Ohio 45850, the real property described in Exhibit A attached hereto and incorporated herein by reference, subject to easements, conditions, restrictions, and limitations of record; taxes and assessments, both general and special, that are a lien, but are not yet due and payable; zoning laws and regulations, if any; and those matters which would be disclosed by an accurate survey of the real property.

RECORDED  
FEB 24 2015  
BY: *AS*







**EXHIBIT A**  
**0.294 ACRE TRACT**

Situated in the City of Gahanna, County of Franklin, State of Ohio; also being a part of Lot No. 4, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands; also being a portion of a 4.422 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200501060004590; being more particularly described as follows:

Commencing at a nail set at the intersection of centerlines of Taylor Road (80' right-of-way) and Chadwood Drive (30' right-of-way), said point being located North 85° 46' 47" West for a distance of 4,159.76' from monument FCGS 1164 Reset; thence,

Along the centerline of Taylor Road, *South 85° 46' 47" East, for a distance of 125.00'* to a point<sup>3</sup> thence,

Along a line through Taylor Road, *North 04° 13' 30" East for a distance of 40.00'* to an iron pin set, said point being along the northerly right-of-way line of Taylor Road, said point also being the southwesterly corner of said 4.422 acre tract, said point also being the southeasterly corner of Reserve "A" of Taylor Falls subdivision as recorded in Plat Book 85 Page 12, passing over a 1" iron pipe found at a distance of 30.00' from the beginning of this course; thence,

Along a common line of said 4.422 acre tract and said Reserve "A", *North 04° 13' 30" East for a distance of 622.59'* to an iron pin set, said point being the northwesterly corner of said 4.422 acre tract, said point also being the northeasterly corner of said Reserve "A", said point also being along the southerly line of Lot No. 533 of Hunters Ridge Section 8 as recorded in Plat Book 61 Page 22; thence,

Along a portion of the northerly line of said 4.422 acre tract, also being along a portion of the southerly line of said Lot No. 533 and then along the southerly line of Lot No. 558 of Hunters Ridge Section 9 subdivision as recorded in Plat Book 65 Page 2 and then along a portion of the southerly line of Lot No. 557 of said Hunters Ridge Section 9, *South 85° 46' 22" East, for a distance of 265.40'* to an iron pin set, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a portion of the northerly line of said 4.422 acre tract, also being along a portion of the southerly line of said Lot No. 557 and then along a portion of Lot No. 556 of said Hunters Ridge Section 9, *South 85° 46' 22" East, for a distance of 112.72'* to an iron pin set, said point being a common corner of said 4.422 acre tract and a 4.008 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200308250267610; thence,

Along a common line between said 4.422 acre tract and said 4.008 acre tract, *South 04° 13' 41" West, for a distance of 78.30'* to a nail set, said point being a common corner of said 4.422 acre tract and said 4.008 acre tract; thence,

Along a common line between said 4.422 acre tract and said 4.008 acre tract, *South 03° 19' 08" East, for a distance of 18.27'* to a nail set, said point being a common corner of said 4.422 acre tract and said 4.008 acre tract; thence,

Along a common line between said 4.422 acre tract and said 4.008 acre tract, *South 04° 14' 13" West, for a distance of 10.86'* to a nail set; thence the remaining courses through said 4.422 acre tract,

*South 86° 48' 24" West, for a distance of 50.62'* to a nail set; thence,

*North 88° 28' 11" West, for a distance of 64.99'* to a nail set; thence,

*North 04° 13' 41" East, for a distance of 116.86'* to the point of beginning, containing 0.294 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in September, 2014.

RECEIVED  
FEB 24 2015  
BY: *CAC*

Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007), with a portion of the centerline of Taylor Road being North 85° 46' 47" West, as determined by a VRS-GPS survey utilizing CORS station "COLB" as maintained by the Ohio Department of Transportation and station "FCGS 1164 RESET".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "Kleingers & Assoc".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.



*Michael L. Keller* \_\_\_\_\_  
Michael L. Keller Date 9/16/14  
Professional Surveyor, Ohio License No. 7978



0-039-A  
ON SPLIT OF  
0.294 AC  
OUT OF  
(025)  
003923

RECEIVED  
FEB 24 2015  
BY: [Signature]

**LIMITED WARRANTY DEED** 1

Statutory Form §5302.07 O.R.C.

KNOW ALL MEN BY THESE PRESENTS, that **Duff Warehouses, Inc.**, a corporation incorporated under the laws of the State of Ohio, for valuable consideration paid, grants with Limited Warranty Covenants to **William Muter**, unmarried, whose tax-mailing address is 6851 Clum Road, Harrod, Ohio 45850, the real property described in Exhibit A attached hereto and incorporated herein by reference, subject to easements, conditions, restrictions, and limitations of record; taxes and assessments, both general and special, that are a lien, but are not yet due and payable; zoning laws and regulations, if any; and those matters which would be disclosed by an accurate survey of the real property.

This Deed is placed of record in order to create a split of the real property.

{5202113;}

RECEIVED  
FEB 24 2015  
BY: *CAS*





**EXHIBIT A**  
**0.095 ACRE TRACT**

Situated in the City of Gahanna, County of Franklin, State of Ohio; also being a part of Lot No. 4, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands; also being a portion of a 4.008 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200308250267610; being more particularly described as follows:

Commencing at a nail set at the intersection of centerlines of Taylor Road (80' right-of-way) and Chadwood Drive (30' right-of-way), said point being located North 85° 46' 47" West for a distance of 4,159.76' from monument FCGS 1164 Reset; thence,

Along the centerline of Taylor Road, **South 85° 46' 47" East, for a distance of 125.00'** to a point thence,

Along a line through Taylor Road, **North 04° 13' 30" East for a distance of 40.00'** to an iron pin set, said point being along the northerly right-of-way line of Taylor Road, said point also being the southwesterly corner of a 4.422 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200501060004590 passing over a 1" iron pipe found at a distance of 30.00' from the beginning of this course; thence,

Along the northerly right-of-way line of Taylor Road, also being along the southerly line of said 4.422 acre tract, **South 85° 46' 47" East, for a distance of 263.74'** to a 5/8" iron pin set, said point being the southwesterly corner of said 4.008 acre tract, said point also being the southeasterly corner of said 4.422 acre tract; thence,

Along a common line between said 4.008 acre tract and said 4.422 acre tract, **North 04° 13' 48" East, for a distance of 377.43'** to a nail set; thence,

Along a common line between said 4.008 acre tract and said 4.422 acre tract, **South 85° 46' 37" East, for a distance of 116.71'** to a nail set, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a common line between said 4.008 acre tract and said 4.422 acre tract, **North 04° 14' 13" East, for a distance of 137.86'** to a nail set; thence the remaining courses through said 4.008 acre tract,

**North 86° 48' 24" East, for a distance of 30.14'** to a nail set; thence,

**South 04° 23' 50" West, for a distance of 141.75'** to a nail set; thence,

**North 85° 46' 37" West, for a distance of 29.49'** to the point of beginning, containing 0.095 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in September, 2014.

Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007), with a portion of the centerline of Taylor Road being North 85° 46' 47" West, as determined by a VRS-GPS survey utilizing CORS station "COLB" as maintained by the Ohio Department of Transportation and station "FCGS 1164 RESET".

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*Michael L. Keller* \_\_\_\_\_ Date  
9/16/14

Michael L. Keller  
Professional Surveyor, Ohio License No. 7978



FEB 9 4 2015

BY: [Signature]


0-039-A  
SP-11-1  
0-0045-A  
0-0050-F  
(025)  
012105

**LIMITED WARRANTY DEED** 

Statutory Form §5302.07 O.R.C.

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{5312340:}

RECEIVED  
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BY: 





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*Michael L. Keller* 9/16/14  
Michael L. Keller Date  
Professional Surveyor, Ohio License No. 7978

RECORDED  
FEB 24 2015  
BY: *CS*

0-039-A  
ON SPLIT OF  
0.095 AC  
OUT OF  
(025)  
012105





### 0.294 ACRE TRACT

Situated in the City of Gahanna, County of Franklin, State of Ohio; also being a part of Lot No. 4, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands; also being a portion of a 4.422 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200501060004590; being more particularly described as follows:

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RECORDED  
FEB 9 4 2015

D.S. ...  
W.S.

Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007), with a portion of the centerline of Taylor Road being North 85° 46' 47" West, as determined by a VRS-GPS survey utilizing CORS station "COLB" as maintained by the Ohio Department of Transportation and station "FCGS 1164 RESET".

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*Michael L. Keller*

Michael L. Keller  
Professional Surveyor, Ohio License No. 7978

*9/16/14*

Date

RECEIVED  
FEB 24 2015

DR. AS



### 0.294 ACRE TRACT

Situated in the City of Gahanna, County of Franklin, State of Ohio; also being a part of Lot No. 4, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands; also being a portion of a 4.422 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200501060004590; being more particularly described as follows:

Commencing at a nail set at the intersection of centerlines of Taylor Road (80' right-of-way) and Chadwood Drive (30' right-of-way), said point being located North 85° 46' 47" West for a distance of 4,159.76' from monument FCGS 1164 Reset; thence,

Along the centerline of Taylor Road, **South 85° 46' 47" East, for a distance of 125.00'** to a point thence,

Along a line through Taylor Road, **North 04° 13' 30" East for a distance of 40.00'** to an iron pin set, said point being along the northerly right-of-way line of Taylor Road, said point also being the southwesterly corner of said 4.422 acre tract, said point also being the southeasterly corner of Reserve "A" of Taylor Falls subdivision as recorded in Plat Book 85 Page 12, passing over a 1" iron pipe found at a distance of 30.00' from the beginning of this course; thence,

Along a common line of said 4.422 acre tract and said Reserve "A", **North 04° 13' 30" East for a distance of 622.59'** to an iron pin set, said point being the northwesterly corner of said 4.422 acre tract, said point also being the northeasterly corner of said Reserve "A", said point also being along the southerly line of Lot No. 533 of Hunters Ridge Section 8 as recorded in Plat Book 61 Page 22; thence,

Along a portion of the northerly line of said 4.422 acre tract, also being along a portion of the southerly line of said Lot No. 533 and then along the southerly line of Lot No. 558 of Hunters Ridge Section 9 subdivision as recorded in Plat Book 65 Page 2 and then along a portion of the southerly line of Lot No. 557 of said Hunters Ridge Section 9, **South 85° 46' 22" East, for a distance of 265.40'** to an iron pin set, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a portion of the northerly line of said 4.422 acre tract, also being along a portion of the southerly line of said Lot No. 557 and then along a portion of Lot No. 556 of said Hunters Ridge Section 9, **South 85° 46' 22" East, for a distance of 112.72'** to an iron pin set, said point being a common corner of said 4.422 acre tract and a 4.008 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200308250267610; thence,

Along a common line between said 4.422 acre tract and said 4.008 acre tract, **South 04° 13' 41" West, for a distance of 78.30'** to a nail set, said point being a common corner of said 4.422 acre tract and said 4.008 acre tract; thence,

Along a common line between said 4.422 acre tract and said 4.008 acre tract, **South 03° 19' 08" East, for a distance of 18.27'** to a nail set, said point being a common corner of said 4.422 acre tract and said 4.008 acre tract; thence,

Along a common line between said 4.422 acre tract and said 4.008 acre tract, **South 04° 14' 13" West, for a distance of 10.86'** to a nail set; thence the remaining courses through said 4.422 acre tract,

**South 86° 48' 24" West, for a distance of 50.62'** to a nail set; thence,

**North 88° 28' 11" West, for a distance of 64.99'** to a nail set; thence,

**North 04° 13' 41" East, for a distance of 116.86'** to the point of beginning, containing 0.294 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in September, 2014.



Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-NRSRS2007), with a portion of the centerline of Taylor Road being North 85° 46' 47" West, as determined by a VRS-GPS survey utilizing CORS station "COLB" as maintained by the Ohio Department of Transportation and station "FCGS 1164 RESET".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "Kleingers & Assoc".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.



*Michael L. Keller* 9/16/14

Michael L. Keller  
Professional Surveyor, Ohio License No. 7978

Date

RECORDED  
FEB 24 2015

BY: *AS*



**0.095 ACRE TRACT**

Situated in the City of Gahanna, County of Franklin, State of Ohio; also being a part of Lot No. 4, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands; also being a portion of a 4.008 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200308250267610; being more particularly described as follows:

Commencing at a nail set at the intersection of centerlines of Taylor Road (80' right-of-way) and Chadwood Drive (30' right-of-way), said point being located North 85° 46' 47" West for a distance of 4,159.76' from monument FCGS 1164 Reset; thence,

Along the centerline of Taylor Road, **South 85° 46' 47" East, for a distance of 125.00'** to a point thence,

Along a line through Taylor Road, **North 04° 13' 30" East for a distance of 40.00'** to an iron pin set, said point being along the northerly right-of-way line of Taylor Road, said point also being the southwesterly corner of a 4.422 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200501060004590 passing over a 1" iron pipe found at a distance of 30.00' from the beginning of this course; thence,

Along the northerly right-of-way line of Taylor Road, also being along the southerly line of said 4.422 acre tract, **South 85° 46' 47" East, for a distance of 263.74'** to a 5/8" iron pin set, said point being the southwesterly corner of said 4.008 acre tract, said point also being the southeasterly corner of said 4.422 acre tract; thence,

Along a common line between said 4.008 acre tract and said 4.422 acre tract, **North 04° 13' 48" East, for a distance of 377.43'** to a nail set; thence,

Along a common line between said 4.008 acre tract and said 4.422 acre tract, **South 85° 46' 37" East, for a distance of 116.71'** to a nail set, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a common line between said 4.008 acre tract and said 4.422 acre tract, **North 04° 14' 13" East, for a distance of 137.86'** to a nail set; thence the remaining courses through said 4.008 acre tract,

**North 86° 48' 24" East, for a distance of 30.14'** to a nail set; thence,

**South 04° 23' 50" West, for a distance of 141.75'** to a nail set; thence,

**North 85° 46' 37" West, for a distance of 29.49'** to the point of beginning, containing 0.095 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in September, 2014.

Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007), with a portion of the centerline of Taylor Road being North 85° 46' 47" West, as determined by a VRS-GPS survey utilizing CORS station "COLB" as maintained by the Ohio Department of Transportation and station "FCGS 1164 RESET".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "Kleingers & Assoc".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.



*Michael L. Keller*

Michael L. Keller

Professional Surveyor, Ohio License No. 7978

*9/16/14*

Date





**0.095 ACRE TRACT**

Situated in the City of Gahanna, County of Franklin, State of Ohio; also being a part of Lot No. 4, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands; also being a portion of a 4.008 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200308250267610; being more particularly described as follows:

Commencing at a nail set at the intersection of centerlines of Taylor Road (80' right-of-way) and Chadwood Drive (30' right-of-way), said point being located North 85° 46' 47" West for a distance of 4,159.76' from monument FCGS 1164 Reset; thence,

Along the centerline of Taylor Road, **South 85° 46' 47" East, for a distance of 125.00'** to a point thence,

Along a line through Taylor Road, **North 04° 13' 30" East for a distance of 40.00'** to an iron pin set, said point being along the northerly right-of-way line of Taylor Road, said point also being the southwesterly corner of a 4.422 acre tract as conveyed to Duff Warehouses, Inc. as described in Instrument No. 200501060004590 passing over a 1" iron pipe found at a distance of 30.00' from the beginning of this course; thence,

Along the northerly right-of-way line of Taylor Road, also being along the southerly line of said 4.422 acre tract, **South 85° 46' 47" East, for a distance of 263.74'** to a 5/8" iron pin set, said point being the southwesterly corner of said 4.008 acre tract, said point also being the southeasterly corner of said 4.422 acre tract; thence,

Along a common line between said 4.008 acre tract and said 4.422 acre tract, **North 04° 13' 48" East, for a distance of 377.43'** to a nail set; thence,

Along a common line between said 4.008 acre tract and said 4.422 acre tract, **South 85° 46' 37" East, for a distance of 116.71'** to a nail set, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a common line between said 4.008 acre tract and said 4.422 acre tract, **North 04° 14' 13" East, for a distance of 137.86'** to a nail set; thence the remaining courses through said 4.008 acre tract,

**North 86° 48' 24" East, for a distance of 30.14'** to a nail set; thence,

**South 04° 23' 50" West, for a distance of 141.75'** to a nail set; thence,

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*Michael L. Keller*

Michael L. Keller  
Professional Surveyor, Ohio License No. 7978

*9/16/14*

Date



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