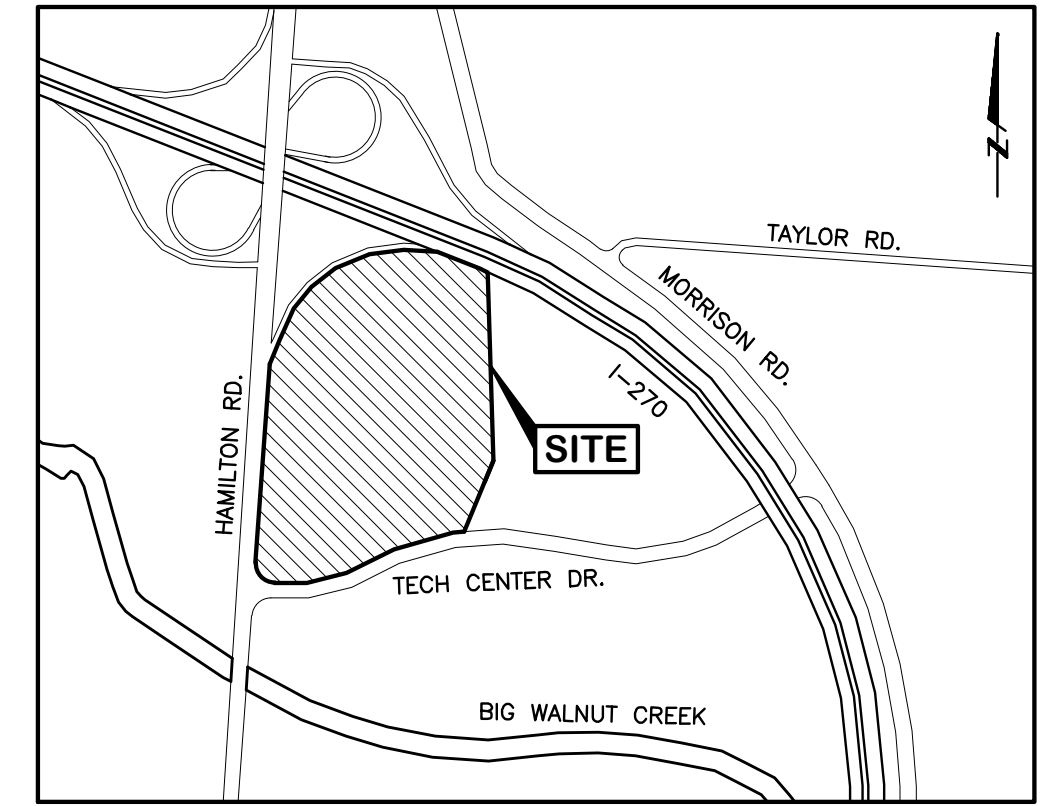


FINAL PLAT CRESCENT WOODS

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



LOCATION MAP
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, within Lots 5 and 6 of David Taylor's Subdivision originally recorded in Plat Book 1, Page 10 (Destroyed by fire), reconstituted in Plat Book 1, Page 10A, and being a resubdivision of all of a 16.666 acre tract as conveyed to Crescent Woods, LLC in Instrument Number 202309220099087, being all of a 9.132 acre tract as conveyed to CP Crescent Holdings LLC in Instrument Number 202309060091662, being all of the remainder of a 40.807 acre tract as conveyed to CP Crescent, LLC in Instrument Number 202301230007433.

The undersigned, Crescent Woods, LLC, an Ohio Limited Liability Company; by Brent Sobczak, Member of the Management Committee of the Managing Member of the Sole Member of Crescent Woods, LLC; CP Crescent, LLC, an Ohio Limited Liability Company, by Brent Sobczak, Member of the Management Committee; CP Crescent Holdings LLC, an Ohio Limited Liability Company, by Mark D'Aloisio, CEO, owners of the lands platted herein, duly authorized in the premises do hereby certify that this plat correctly represents its "CRESCENT WOODS", a subdivision containing lots 1-3, inclusive, and do hereby accept this plat the same and dedicated to public use, as such, all parts of Crescent Place shown hereon and not therefore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "EASEMENT", for the construction, operation, and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation, and maintenance of the service connections to all adjacent lots and lands. No permanent structures or plantings will be permitted in said easement areas.

Easements are hereby reserved in, over and under areas designated on this plat as "DRAINAGE EASEMENT", for the construction, operation, and maintenance of major storm water runoff swales and/or storm water runoff drains, and facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within drainage easement areas as delineated on this plat unless approved by the City of Gahanna.

Easements are hereby reserved in, over, and under areas designated on this plat as "PEDESTRIAN ACCESS EASEMENT", for the construction, operation, and maintenance of a pedestrian use path. No permanent structures or plantings will be permitted in said easement areas.

In witness whereof, Brent Sobczak, Member of the Management Committee of the Managing Member of the Sole Member of Crescent Woods, LLC, an Ohio Limited Liability Company; Brent Sobczak, Member of the Management Committee of CP Crescent, LLC, an Ohio Limited Liability Company, and Mark D'Aloisio, CEO of CP Crescent Holdings LLC, an Ohio Limited Liability Company; have caused this plat to be executed by this duly authorized office.

This ____ Day of _____, 20____.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: CRESCENT WOODS, LLC, an Ohio Limited Liability Company;
By: ERG-CC Crescent Park Venture, LLC, a Delaware Limited Liability Company, its Sole Member
By: Crescent Woods Developer, LLC, an Ohio Limited Liability Company, its Managing Member

BY: _____
BRENT SOBCZAK
Member of the Management Committee

STATE OF OHIO
COUNTY OF FRANKLIN:

Before me, a notary public in and for said state, personally appeared _____ of said Crescent Woods, LLC, an Ohio Limited Liability Company; who acknowledged the the signing of the foregoing instrument to be their voluntary act and deed of said Crescent Woods, LLC, an Ohio Limited Liability Company; for uses and purposes expressed therein.

In witness whereof I have hereunto set my hand and affixed my official seal this ____ day of _____, _____.

My commission expires _____

Notary Public, State of Ohio

This ____ Day of _____, 20____.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: CP Crescent, LLC, an Ohio Limited Liability Company;

BY: _____
BRENT SOBCZAK
Member of Management Committee

STATE OF OHIO
COUNTY OF FRANKLIN:

Before me, a notary public in and for said state, personally appeared _____ of said CP Crescent, LLC, an Ohio Limited Liability Company; who acknowledged the the signing of the foregoing instrument to be their voluntary act and deed of said CP Crescent, LLC, an Ohio Limited Liability Company; for uses and purposes expressed therein.

In witness whereof I have hereunto set my hand and affixed my official seal this ____ day of _____, _____.

My commission expires _____

Notary Public, State of Ohio

This ____ Day of _____, 20____.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: CP Crescent Holdings LLC, an Ohio Limited Liability Company;

BY: _____
MARK D'ALOISIO
CEO

STATE OF OHIO
COUNTY OF FRANKLIN:

Before me, a notary public in and for said state, personally appeared _____ of said CP Crescent Holdings LLC, an Ohio Limited Liability Company; who acknowledged the the signing of the foregoing instrument to be their voluntary act and deed of said CP Crescent Holdings LLC, an Ohio Limited Liability Company; for uses and purposes expressed therein.

In witness whereof I have hereunto set my hand and affixed my official seal this ____ day of _____, _____.

My commission expires _____

Notary Public, State of Ohio

CITY OF GAHANNA, OHIO:

Approved this ____ day of _____

Chairman, Planning Commission, Gahanna, Ohio

Approved this ____ day of _____

Director of Engineering, Gahanna, Ohio

Approved and Accepted this ____ day of _____, 20____, by Ordinance No. _____, wherein Crescent Place is hereby dedicated and accepted as such by the council of the City of Gahanna, Ohio.

In witness thereof I have hereunto set my hand and affixed my seal this ____ day of _____, 20____.

Approved this ____ day of _____

Mayor, Gahanna, Ohio

FRANKLIN COUNTY AUDITOR:

Transferred this ____ day of _____, 20____.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

FRANKLIN COUNTY RECORDER:

Filed for Record this ____ day of _____, 20____.
At _____
Recorder, Franklin County, Ohio

Fee: \$ _____.

File No. _____

Recorded this ____ day of _____, 20____.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Page _____.

OWNERS

PID: 025-014173 Crescent Woods, LLC, an Ohio Limited Liability Company
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

PID: 025-014172 CP Crescent Holdings LLC, an Ohio Limited Liability Company
170 Taylor Station Road,
Columbus, Ohio 43213

PID: 025-013767 CP Crescent, LLC, an Ohio Limited Liability Company
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215

ACREAGE BREAKDOWN

Total Acreage: 40.807 Ac.
Acreage in Public R/W: 1.586 Ac.
Acreage in Lots 1-3 (Inclusive): 39.221 Ac.

PARCEL BREAKDOWN

PID: 025-014173 - 16.666 Ac.
PID: 025-014172 - 9.132 Ac.
PID: 025-013767 - 15.009 Ac.

BASIS OF BEARINGS

The bearings shown hereon are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011), with the centerline of Hamilton Road bearing N 04°09'11" E.

SOURCES OF DATA

Recorder's Office, Franklin County Ohio

MONUMENTS

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker, both with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

All permanent markers set are 1" rebar, 30" long with an aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

FLOOD ZONE

At the time of platting, part of the subject property is located in Zone X (areas determined to be outside of the 0.2% chance annual floodplain) and Zone X (areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) of Flood Insurance Rate Map (FIRM) Map Number 39049C0213K (June 17, 2008) and 39049C0351K (June 17, 2008). The remainder is located in Zone AE (the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% chance flood can be carried without substantial increases in flood heights.)

CERTIFICATION

All measurements are in feet and decimals of a foot.

I hereby certify that the accompanying plat is a correct representation of Crescent Woods, as surveyed in August 2022 and January 2023.

Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

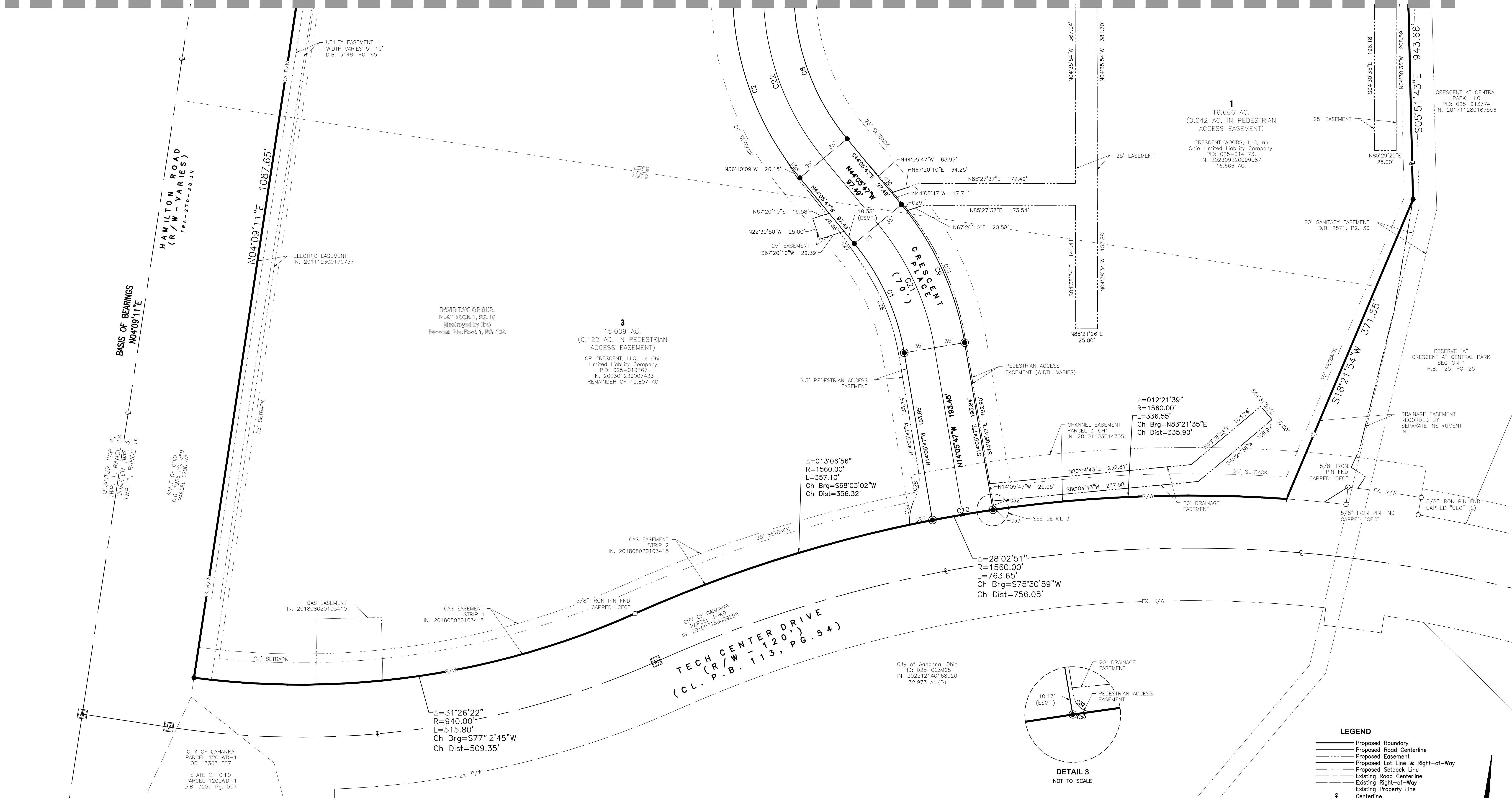
E. P. FERRIS
AND
ASSOCIATES
INC

Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR.
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

FINAL PLAT CRESCENT WOODS

MATCHLINE - SEE SHEET 2



1
16.666 AC.
(0.042 AC. IN PEDESTRIAN ACCESS EASEMENT)
CRESCENT WOODS, LLC, an Ohio Limited Liability Company, PID: 025-014173, IN. 202309220099087 16.666 AC.

3
15.009 AC.
(0.122 AC. IN PEDESTRIAN ACCESS EASEMENT)
CP CRESCENT, LLC, an Ohio Limited Liability Company, PID: 025-013767, IN. 202301230007433 REMAINDER OF 40.807 AC.

DAVID TAYLOR SUB.
PLAT BOOK 1, PG. 10
(destroyed by fire)
Reconst. Plat Book 1, PG. 10A

CRESCENT AT CENTRAL PARK, LLC
PID: 025-013774
IN. 201711280167556

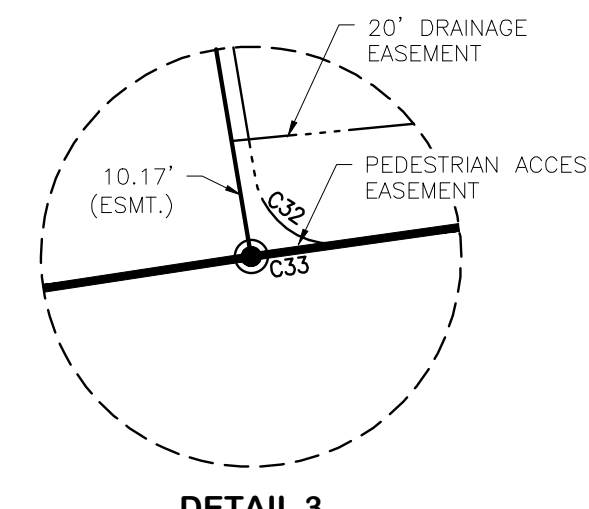
RESERVE "A"
CRESCENT AT CENTRAL PARK SECTION 1
P.B. 125, PG. 25

$\Delta=013^{\circ}06'56''$
 $R=1560.00'$
 $L=357.10'$
Ch Brg= $S68^{\circ}03'02''W$
Ch Dist= $356.32'$

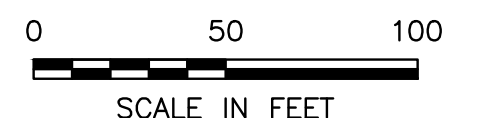
$\Delta=012^{\circ}21'39''$
 $R=1560.00'$
 $L=336.55'$
Ch Brg= $N83^{\circ}21'35''E$
Ch Dist= $335.90'$

$\Delta=28^{\circ}02'51''$
 $R=1560.00'$
 $L=763.65'$
Ch Brg= $S75^{\circ}30'59''W$
Ch Dist= $756.05'$

$\Delta=31^{\circ}26'22''$
 $R=940.00'$
 $L=515.80'$
Ch Brg= $S77^{\circ}12'45''W$
Ch Dist= $509.35'$



- LEGEND**
- Proposed Boundary
 - Proposed Road Centerline
 - Proposed Easement
 - Proposed Lot Line & Right-of-Way
 - Proposed Setback Line
 - Existing Road Centerline
 - Existing Right-of-Way
 - Existing Property Line
 - Centerline
 - PL Property Line
 - R/W Right-of-Way
 - LA Limited Access Right-of-Way
 - Iron Pin Found (IPF)
 - Iron Pin Set
 - Mag Nail Found
 - Mag Nail Set
 - Permanent Marker Set
 - Centerline Monument



RIGHT-OF-WAY CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	138.75'	265.00'	030°00'00"	N29°05'47"W	137.17'
C2	231.46'	335.00'	039°35'13"	N24°18'11"W	226.88'
C8	183.09'	265.00'	039°35'13"	S24°18'11"E	179.47'
C9	175.41'	335.00'	030°00'00"	S29°05'47"E	173.41'
C10	70.01'	1560.00'	002°34'16"	S75°53'38"W	70.00'

CENTERLINE CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C21	157.08'	300.00'	030°00'00"	N29°05'47"W	155.29'
C22	207.28'	300.00'	039°35'13"	N24°18'11"W	203.18'

EASEMENT CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C23	26.70'	1560.00'	000°58'50"	S74°07'04"W	26.70'
C24	31.25'	61.00'	029°21'04"	N06°49'02"E	30.91'
C25	30.44'	49.00'	035°35'22"	N03°41'54"E	29.95'
C26	104.41'	258.50'	023°08'32"	N25°40'03"W	103.70'
C27	131.61'	980.50'	007°41'26"	N41°05'02"W	131.51'
C28	27.03'	335.00'	004°37'23"	S41°47'06"E	27.02'

EASEMENT CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C29	9.10'	335.00'	001°33'23"	N43°19'06"W	9.10'
C30	75.78'	1014.50'	004°16'47"	S45°10'21"E	75.76'
C31	158.83'	314.50'	028°56'11"	S28°33'53"E	157.15'
C32	10.81'	7.00'	088°29'42"	S58°20'11"E	9.77'
C33	8.31'	1560.00'	000°18'18"	S77°19'56"W	8.31'