

DESCRIPTION OF 9.224 ACRE TRACT

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 all of Lot 12 of the Science Boulevard Extension Dedication Plat of record in Plat Book 113, Page 23 as conveyed to the City of Gahanna of record in Instrument Number 201004010038566, all references being of record in the Recorder’s Office, Franklin County, Ohio, and being more particularly described as follows:

**BEGINNING** at a 3/4” iron pipe found with an Advanced 7661 cap at the southwest corner of Lot 12 of said Science Boulevard Extension Dedication Plat and being on the east right-of-way line of Science Boulevard;

Thence with the west line of said Lot 12 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 3/4” iron pipe found with an Advanced 7661 cap at 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 90°21’12”, an arc length of 44.15 feet, a chord bearing of North 48°52’59” East, and a chord distance of 39.72 feet, to an iron pin set at a point of tangency;

Thence South 85°56’25” East, a distance of 813.84 feet with the north line of said Lot 12, with a south line of Lot 7 of the Techcenter Drive Extension and Greenspace Dedication Plat of record in Plat Book 112, Page 79, and with the south line of a 2.978 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 201301020000607, to an iron pin set at the northeast corner of said Lot 12 and being on the west line of a 6.668 acre tract of land conveyed to SS Gahanna, LLC of record in Instrument Number 201509230133943;

Thence South 04°01’37” West, a distance of 478.28 feet with the east line of said Lot 12 and with the west line of said 6.668 acre tract, to a 3/4” iron pipe found with a P&L Syst cap at the southeast corner of said Lot 12, being at the southwest corner of said 6.668 acre tract, and being on the north line of a 10.16 acre tract of land conveyed to the United States of America of record in Instrument Number 199902230045494;

Thence North 85°59’38” West, a distance of 83.40 feet, to a 5/8” rebar found with an XYZ S-7408 cap at the northwest corner of said 10.16 acre tract and being at the northeast corner of a 3.317 acre tract of land conveyed to Robert J. Eckart of record in Instrument Number 201412290171879;

Thence North 85°54’19” West, a distance of 755.93 feet with the south line of said Lot 12, with the north line of said 3.317 acre tract, and with the north line of a 4.699 acre tract of land conveyed to Gahanna-Jefferson School Board of record in Instrument Number 200402270042042, to the **TRUE POINT OF BEGINNING** containing 9.224 acres of land out of Parcel Number 027-000113 and being subject to all easements and documents of record.

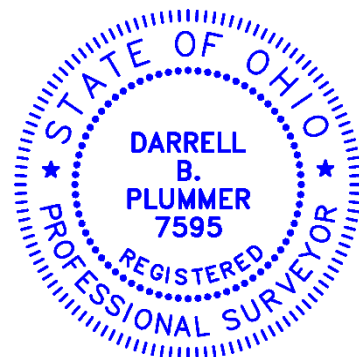
**Basis of Bearings:** The bearings shown on this survey are based on the bearing of North 03°42’23” East for the centerline of Science Boulevard, based on field observations performed in July 2021, and based on NAD 83 (2011 Adjustment), Ohio State Plane South Zone.

All iron pins set are 5/8” solid rebar, 30” in length with a yellow plastic cap bearing the name “CEC INC”.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

*Darrell B. Plummer 10/04/2021*

Darrell B. Plummer, P.S. Date  
Professional Surveyor No. 7595

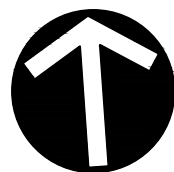


Date Prepared: 10/4/2021  
File Name: 312263-SV01-SRV-9.224 AC-Legal-Signed.docx

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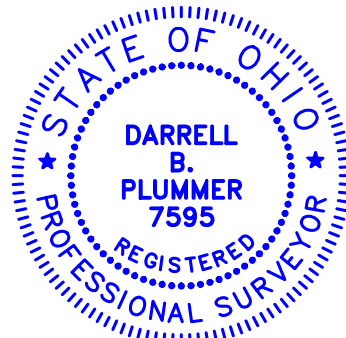
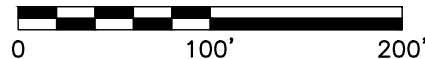
# PLAT OF SURVEY

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



NORTH

SCALE IN FEET



## ACREAGE BREAKDOWN 9.224 ACRE TRACT

9.224 ACRES OUT OF LOT 12.

9.224 ACRES OUT OF PARCEL NO. 027-000113.

## IRON PINS:

ALL IRON PINS SET ARE 5/8" SOLID REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE NAME "CEC INC".

## BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH **03°42'23"** EAST FOR THE CENTERLINE OF SCIENCE BOULEVARD, BASED ON FIELD OBSERVATIONS PERFORMED IN JULY 2021, AND BASED ON NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE SOUTH ZONE.

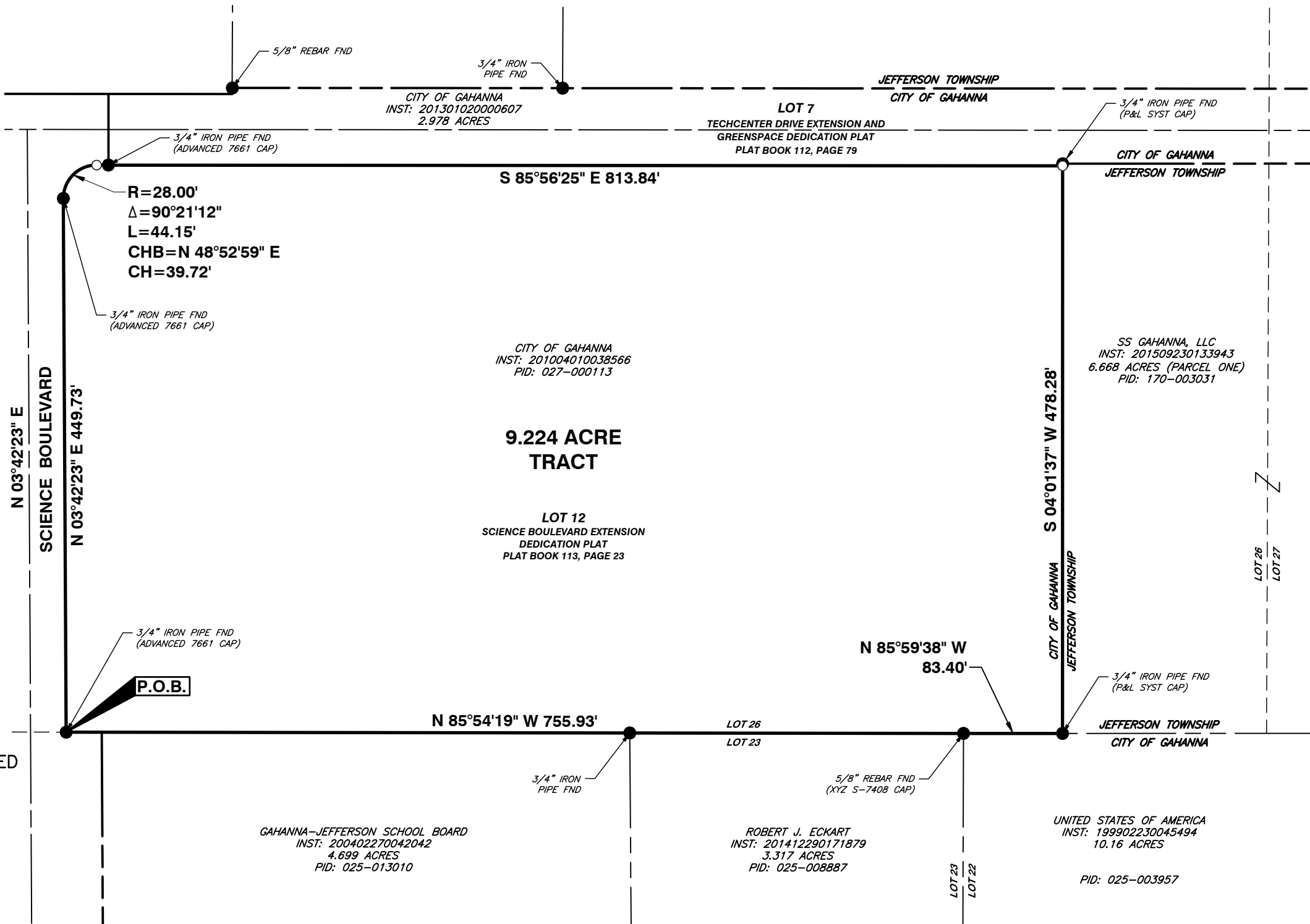
WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS PERFORMED IN JULY 2021 IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

*Darrell B. Plummer*

10/04/2021

DARRELL B. PLUMMER  
 PROFESSIONAL SURVEY NO.: 7595

DATE



## LEGEND

- IRON PIN OR PIPE FOUND
- IRON PIN SET
- ▲ MAG NAIL FOUND
- △ MAG NAIL SET



**Civil & Environmental Consultants, Inc.**

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CITY OF GAHANNA  
 FRANKLIN COUNTY  
 STATE OF OHIO

PLAT OF SURVEY 9.224 ACRE TRACT

DRAWN BY:	DBP	CHECKED BY:	MJW	APPROVED BY:	DBP	EXHIBIT:	
DATE:	OCTOBER 2021	DWG SCALE:	1" = 100'	PROJECT NO:	312-263	<b>EXHIBIT C.1</b>	