

**8.880 ACRES**

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Lot 20, Quarter Township 3, Township 1, Range 16, United States Military Lands, and being part of that 29.514 acre tract conveyed to Value Recovery Group II, LLC by deed of record in Instrument Number 200712200217547 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Taylor Road at Franklin County Geodetic Survey monument 5518, the northeasterly corner of that 0.606 acre tract conveyed to City of Gahanna by deed of record in Official Record 28673A15, being North 86° 02' 36" West, a distance of 1369.40 feet from Franklin County Geodetic Survey monument 5519 Reset;

Thence North 85° 51' 29" West, with said centerline and the northerly line of said 0.606 acre tract, a distance of 665.42 feet to the northwesterly corner of said 0.606 acre tract and the northeasterly corner of that 0.101 acre tract conveyed to City of Gahanna by deed of record in Official Record 28673B04, being South 85° 51' 29" East, a distance of 1875.66 feet from Franklin County Geodetic Survey monument 5517 Reset;

Thence South 03° 41' 58" West, across said Taylor Road, with the westerly lines of said 0.606 acre tract and said 29.514 acre tract, the easterly lines said 0.101 acre tract and the remainder of that original 0.971 acre tract conveyed to Richard Dean Longstreth by deed of record in Official Record 32091H18 and that 5.776 acre tract conveyed to David E. Johnson by deed of record in Instrument Number 200907060097900, passing a 3/4 inch solid iron pin found at a distance of 30.02 feet, a total distance of 500.00 feet to an iron pin set at the TRUE POINT OF BEGINNING;

Thence across said 29.514 acre tract, the following courses and distances:

South 85° 51' 29" East, a distance of 395.00 feet to an iron pin set;

South 03° 41' 58" West, a distance of 210.00 feet to an iron pin set;

South 85° 51' 29" East, a distance of 189.03 feet to an iron pin set;

South 03° 48' 42" West, a distance of 364.01 feet to an iron pin set;

South 18° 16' 54" East, a distance of 93.05 feet to an iron pin set;

South 86° 11' 18" East, a distance of 45.00 feet to an iron pin set;

South 03° 48' 42" West, a distance of 263.28 feet to an iron pin set;

North 86° 00' 49" West, a distance of 261.43 feet to an iron pin set;

North 24° 08' 06" West, a distance of 574.08 feet to an iron pin set; and

North 86° 15' 20" West, a distance of 133.14 feet to an iron pin set in the line common to said 29.514 and 5.776 acre tracts;

Thence North 03° 41' 58" East, with said common line, a distance of 419.10 feet to the TRUE POINT OF BEGINNING, containing 8.880 acres, more or less. Of which 4.042 acres are located within Auditors Parcel Number 025-010849 and 4.838 acres are located within Auditors Parcel Number 025-010847.

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 herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Control for bearings was from coordinates of monuments FCGS 5517 RESET and FCGS 5518, having a bearing of South 85° 51' 29" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in March 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

5-4-2016

Date



*J.M.M.*  
Joshua M. Meyer  
Professional Surveyor No. 8485

