

**0.044-ACRE EASEMENT**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, and being part of a 10.277-acre tract as conveyed to Central Park LLC by deed of record in Instrument 201407240095278, of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

**Commencing** at the centerline intersection of Claycraft Road (Width Varies) and Morrison Road (Width Varies);

Thence with the centerline of Claycraft Road, North 84° 46' 41" East for a distance of 68.71 feet to a point. Said point being the southeasterly corner of a 0.143-acre tract as conveyed to the State of Ohio by deed of record in Deed Book 3172, Page 79;

Thence leaving the centerline of Claycraft Road and with the easterly line of said 0.143-acre tract, North 05° 13' 19" West for a distance of 30.00 feet to a point on the northerly right of way line of Claycraft Road, said point also being the grantor's southwesterly corner and the **True Point of Beginning**;

Thence with the northerly right of way line of Claycraft Road, the easterly line of said 0.143-acre tract, and the grantor's westerly line, **North 43° 36' 33" West** for a distance of **16.98 feet** to a point,

Thence leaving the northerly right of way line of Claycraft Road, the easterly line of said 0.143-acre tract, and across the grantor's property the following 3 (three) courses:

- 1) **North 30° 41' 21" East** for a distance of **27.44 feet** to a point;
- 2) **North 83° 33' 50" East** for a distance of **45.24 feet** to a point;
- 3) **South 01° 01' 39" East** for a distance of **36.59 feet** to a point on the northerly right of way line of Claycraft Road and the grantor's southerly line;

Thence with the northerly right of way line of Claycraft Road and the grantor's southerly line **South 84° 46' 41" West** for a distance of **48.10 feet** to the **True Point of Beginning** and containing **0.044-Acres**, more or less and being subject to all other legal easements, agreements and rights of way.

Bearings are based on the centerline of Claycraft Road being North 84° 46' 41" East as referenced to State Plane Coordinates Ohio South Zone NAD 83 with 2011 NSRS adjustment.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed in 2022.



Daniel L. Quick, P.S.7803  
Korda-Nemeth Engineering Inc.



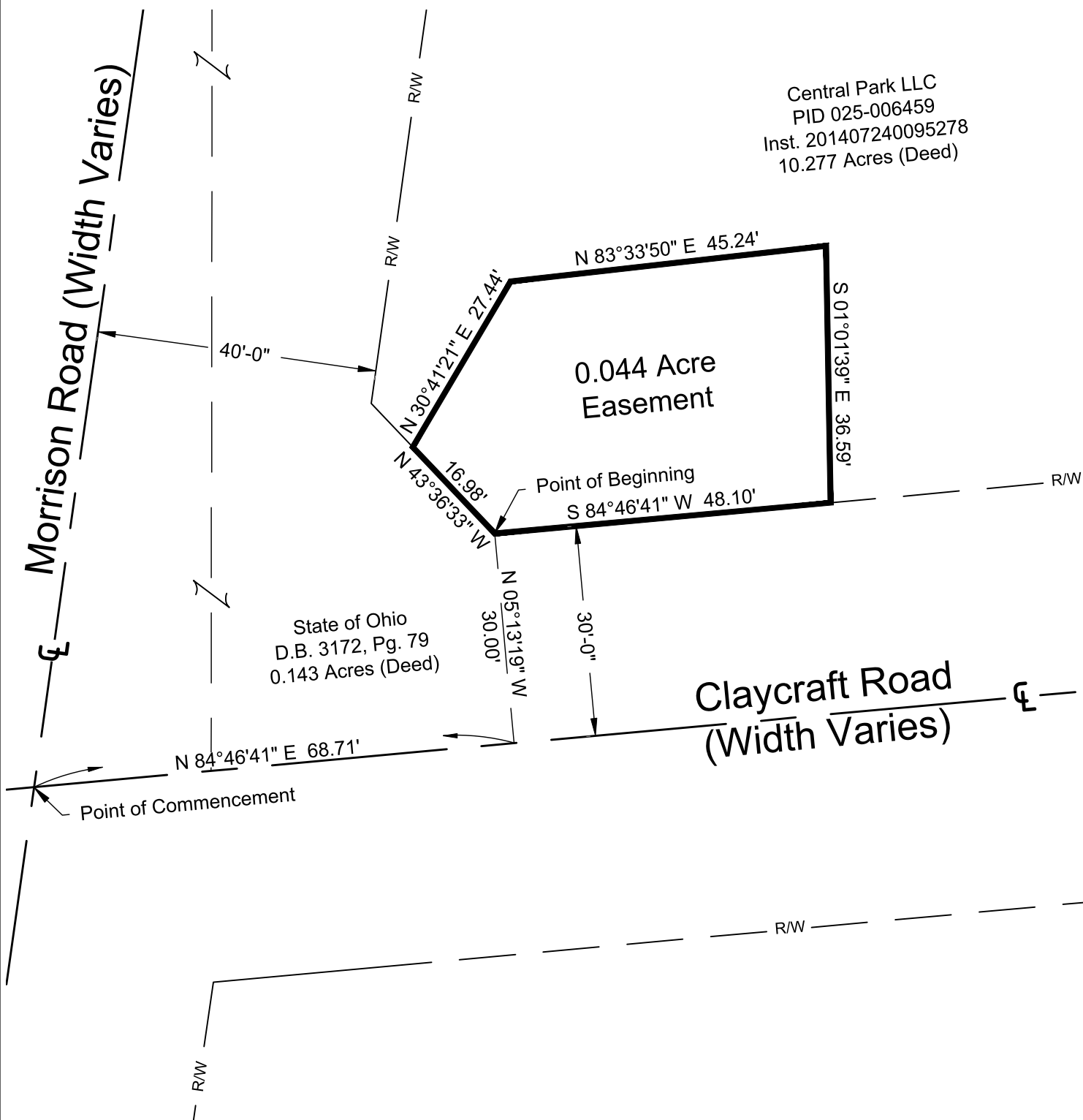
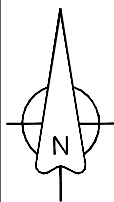
**10/28/2022**

Date

## PLAT OF EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,  
 QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY DISTRICT.

Basis of Bearings: the bearings shown upon this plat are based on the centerline  
 of Claycraft Road being North 84°46'41" East as referenced to State Plane  
 Coordinates Ohio South Zone NAD 83 with 2011 NSRS adjustment.



Central Park LLC  
 PID 025-006459  
 Inst. 201407240095278  
 10.277 Acres (Deed)

State of Ohio  
 D.B. 3172, Pg. 79  
 0.143 Acres (Deed)

Claycraft Road  
 (Width Varies)

**FLOOD DATA:**

All lots delineated on this plat are found on F.E.M.A. Community Panel No. 39049C0351K dated 06/17/2008. The property is located in Zone "X" and therefore not in a flood hazard area.

Survey requested by: AECOM Technical Services, Inc.

**CERTIFICATION:**

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

*Daniel L. Quick*

10/28/2022

REGISTERED SURVEYOR NO.7803

DATE

