

Parcel Description
~ 1.780 Acre ~
East of Stygler Road
North of Agler Road

Situated in the State of Ohio, County of Franklin, City of Gahanna, Southwest Quarter of Section 1, Township 1, Range 17, United States Military District and containing 1.780 acres, said 1.780 acres being part of that 6.625 acre tract of land as conveyed to Royal Plaza Gahanna LLC of record in Instrument No. 201305300089226, also being part of Reserve "A" as delineated upon the record plat for Royal Manor of record in Plat Book 33, Page 64, said 1.780 acres more particularly described as follows;

Beginning, at a 5/8" iron pin found (capped "JR Hill") at the northeasterly corner of said 6.625 acre tract, said corner also being the southeasterly corner of that 0.807 acre tract of land described as Parcel Eight and conveyed to Roby Co. LP of record in Official Record 26284, Page E20, the easterly line of said Reserve "A" and being in the westerly right-of-way line of Stygler Road (R/W Varies) as dedicated upon said record plat;

Thence **S 03° 59' 55" W**, with the easterly line of said 6.625 acre tract, the easterly line of said Reserve "A" and along said westerly right-of-way line, **391.51 feet** to a 3/4" iron pin found at a southeasterly corner of said 6.625 acre tract and a northeasterly corner of a 1.051 acre tract of land as conveyed to Heartland Bank of record in Instrument No. 200411190265392;

Thence with southerly and westerly lines of said 6.625 acre tract and with northerly and easterly lines of said 1.051 acre tract and across said Reserve "A", the following three (3) courses and distances:

N 86° 19' 15" W, 162.00 feet to a P.K. Nail found at an angle point;

N 03° 59' 55" E, 20.00 feet to a P.K. Nail set at an angle point;

N 86° 19' 15" W, 38.00 feet to a P.K. Nail set at an angle point in an easterly line of said 6.625 acre tract and at the northwesterly corner of said 1.051 acre tract;

Thence **N 03° 59' 55" E**, partially across said 6.625 acre tract and partially across said Reserve "A", with a westerly line of said 6.625 acre tract and partially with an easterly line of that 3.417 acre tract of land as conveyed to Stygler Village Senior Housing LTD Partnership, a total distance of **371.51 feet** (passing a 3/4" iron pin found at 93.28' at a northwesterly corner of said 6.625 acre tract and a southeasterly corner of said 3.417 acre tract) to a 3/4" iron pin found at a northwesterly corner of said 6.625 acre tract, said corner also being a southwesterly corner of said 0.807 acre tract;

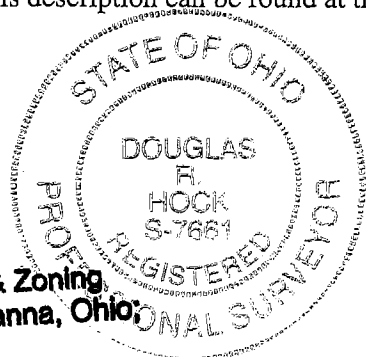
Thence **S 86° 19' 15" E**, with a northerly line of said 6.625 acre tract and a southerly line of said 0.807 acre tract, **199.99 feet** to the **True Point of Beginning**. Containing **1.780 acres**, more or less. Subject to all legal restrictions, easements and/or rights-of-way.

This description is based on existing records from the Franklin County Recorder's and the Franklin County Auditor's Office and an actual field survey by Advanced Civil Design, Inc. in April, 2017. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2007) as derived from GPS observation. A bearing of S 03° 59' 55" W was held for the westerly right-of-way line of Stygler Road between a 3/4" iron pin found and a 5/8" iron pin found.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.

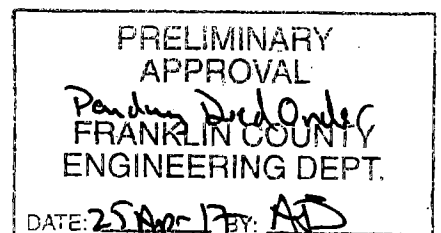
Douglas R. Hock
Douglas R. Hock, P.S. 7661

4/25/17

Date:

APPROVED by Planning & Zoning Administrator, City of Gahanna, Ohio;
No Plat Required.

Kim Banning
Kim Banning, CMC
Clerk of Council



Parcel Exhibit ~ 4.845 Ac.

City of Gahanna, County of Franklin, State of Ohio
 Southwest Quarter of Section 1, Township 1, Range 17
 United States Military District

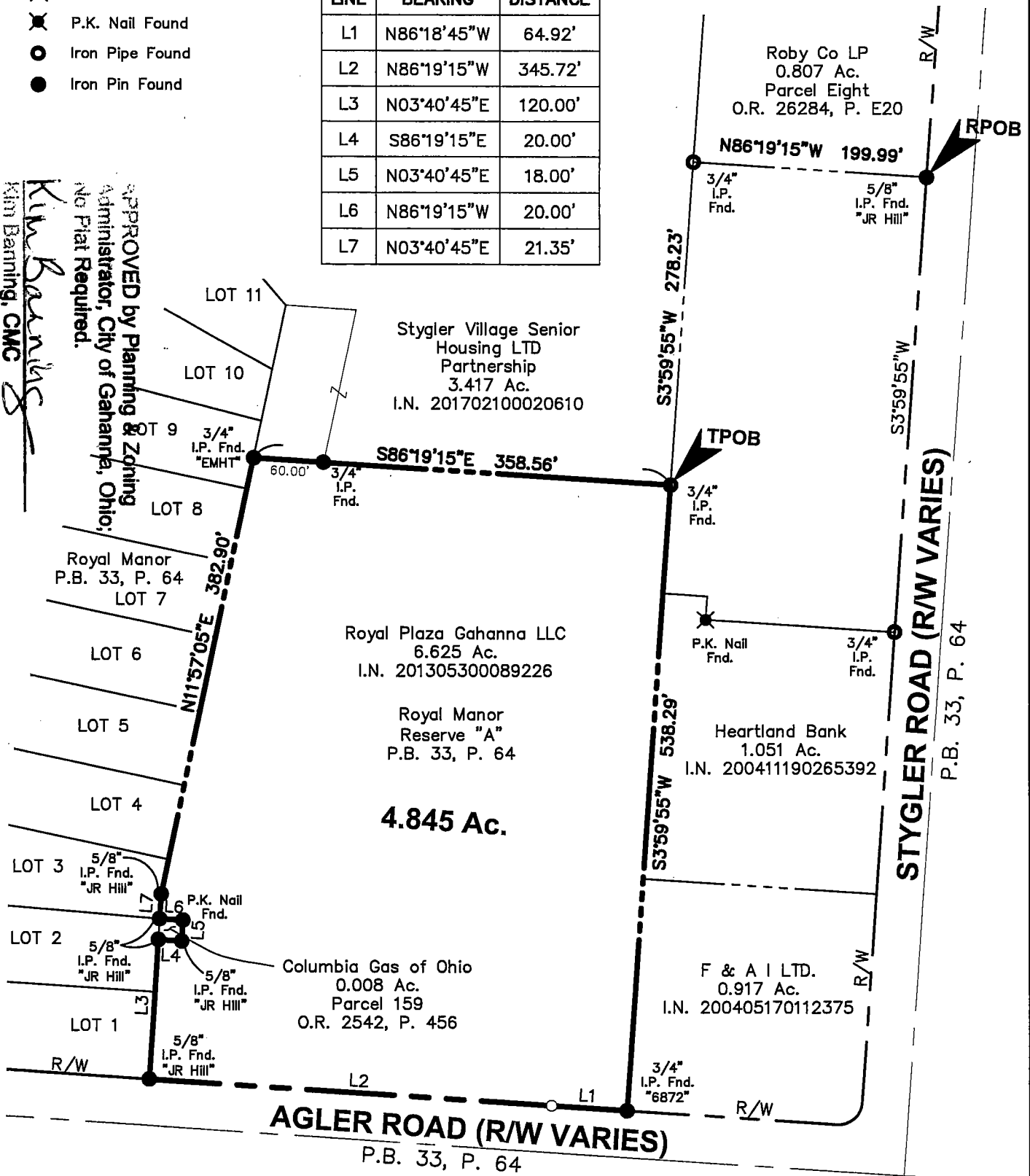
LEGEND

- Iron Pin Set
- ⊗ P.K. Nail Set
- ⊗ P.K. Nail Found
- Iron Pipe Found
- Iron Pin Found

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°18'45"W	64.92'
L2	N86°19'15"W	345.72'
L3	N03°40'45"E	120.00'
L4	S86°19'15"E	20.00'
L5	N03°40'45"E	18.00'
L6	N86°19'15"W	20.00'
L7	N03°40'45"E	21.35'

Kim Banning, CMC
 Clerk of Council

APPROVED by Planning & Zoning
 Administrator, City of Gahanna, Ohio;
 No Plat Required.

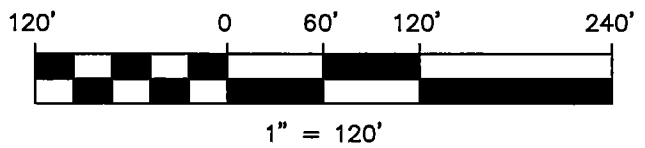
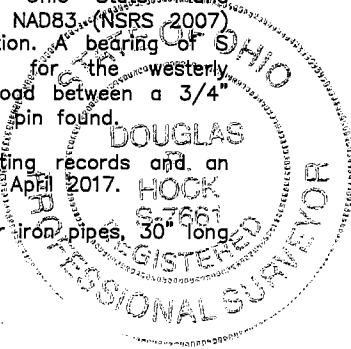


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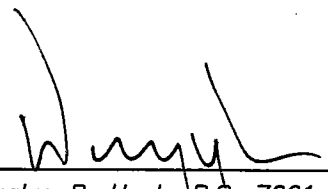
Bearings are based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2007) as derived from GPS observation. A bearing of 03° 59' 55" W was held for the westerly right-of-way line of Stygler Road between a 3/4" iron pin found and a 5/8" iron pin found.

This survey is based on existing records and an actual field survey performed in April 2017.

Iron pins set are 3/4" diameter iron pipes, 30" long and capped "Advanced 7661".



DRAWN BY: BCK	JOB NO.: 17-0003-622
DATE: 4/25/2017	CHECKED BY: DRB


 Douglas R. Hock, P.S. 7661
 Date: 4/25/17



ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

Parcel Description
~ 4.845 Acre ~
East of Stygler Road
North of Agler Road
-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Southwest Quarter of Section 1, Township 1, Range 17, United States Military District and containing 4.845 acres, said 4.845 acres being part of that 6.625 acre tract of land as conveyed to Royal Plaza Gahanna LLC of record in Instrument No. 201305300089226, also being part of Reserve "A" as delineated upon the record plat for Royal Manor of record in Plat Book 33, Page 64, said 4.845 acres more particularly described as follows;

Beginning, for Reference, at a 5/8" iron pin found (capped "JR Hill") at the northeasterly corner of said 6.625 acre tract, said corner also being the southeasterly corner of that 0.807 acre tract of land described as Parcel Eight and conveyed to Roby Co. LP of record in Official Record 26284, Page E20, the easterly line of said Reserve "A" and being in the westerly right-of-way line of Stygler Road (R/W Varies) as dedicated upon said record plat;

Thence **N 86° 19' 15" W**, with a northerly line of said 6.625 acre tract and the southerly line of said 0.807 acre tract, **199.99 feet** to a 3/4" iron pin found at a northwesterly corner of said 6.625 acre tract, a southwesterly corner of said 0.807 acre tract and in the easterly line of that 3.417 acre tract of land as conveyed to Stygler Village Senior Housing LTD Partnership of record in Instrument No. 201702100020610;

Thence **S 03° 59' 55" W**, with a westerly line of said 6.625 acre tract and the easterly line of said 3.417 acre tract, **278.23 feet** to a 3/4" iron pin found at a southeasterly corner of said 3.417 acre tract and a northwesterly corner of said 6.625 acre tract, the **True Point of Beginning**;

Thence **S 03° 59' 55" W**, partially across said 6.625 acre tract, with an easterly line of said 6.625 acre tract, the westerly line of a 1.051 acre tract of land as conveyed to Heartland Bank of record in Instrument No. 200411190265392 and the westerly line of a 0.917 acre tract of land as conveyed to F&A I Ltd. of record in Instrument No. 200405170112375, **538.29 feet** to a 3/4" iron pin found capped "6872" at a southeasterly corner of said 6.625 acre tract, at the southwesterly corner of said 0.917 acre tract, in the southerly line of said Reserve "A" and in the northerly right-of-way line of Agler Road (R/W varies) as dedicated upon said record plat;

Thence with southerly line of said 6.625 acre tract, the southerly line of said Reserve "A" and with said northerly right-of-way line, the following two (2) courses and distances:

N 86° 18' 45" W, 64.92 feet to an iron pin set at an angle point;

N 86° 19' 15" W, 345.72 feet to a 5/8" iron pin found capped "JR Hill" at the southwesterly corner of said 6.625 acre tract, the southwesterly corner of said Reserve "A" and also being the southeasterly corner of Lot 1 of said record plat;

Thence **N 03° 40' 45" E**, with the westerly line of said 6.625 acre tract, the westerly line of said Reserve "A", with the easterly line of said Lot 1 and partially with the easterly line of Lot 2 of said record plat, **120.00 feet** to a 5/8" iron pin found capped "JR Hill" at northwesterly corner of said 6.625 acre tract, said corner also being a southwesterly corner of that 0.008 acre tract of land described as Parcel 159 and conveyed to Columbia Gas of Ohio in Official Record 2542, Page 456;

Thence with a northerly, westerly and southerly line of said 6.625 acre tract, with a southerly, easterly and northerly line of said 0.008 acre tract and across said Reserve "A", the following three (3) courses and distances:

S 86° 19' 15" E, 20.00 feet to a 5/8" iron pin found capped "JR Hill" at a common corner thereof;

N 03° 40' 45" E, 18.00 feet to a P.K. Nail found at a common corner thereof;

Parcel Description
~ 4.845 Acre ~
East of Stygler Road
North of Agler Road
-2-

N 86° 19' 15" W, 20.00 feet to a 5/8" iron pin found capped "JR Hill" at a common corner thereof, said corner also being the northeasterly corner of said Lot 2;

Thence N 03° 40' 45" E, with a westerly line of said 6.625 acre tract, a westerly line of said Reserve "A" and partially with the easterly line of Lot 3 of said record plat, 21.35 feet to a 5/8" iron pin found capped "JR Hill" at an angle point in said common lines;

Thence N 11° 57' 05" E, with a westerly line of said 6.625 acre tract, a westerly line of said Reserve "A", partially with the easterly line of said Lot 3, with the easterly lines of Lots 4-8 inclusive, of said record plat, and partially with the westerly line of Lot 9 of said record plat, 382.90 feet to a 3/4" iron pin found capped "EMHT" at a northwesterly corner of said 6.625 acre tract and said Reserve "A", said corner also being the southwesterly corner of said 3.417 acre tract;

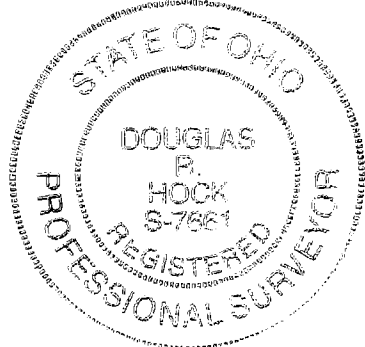
Thence S 86° 19' 15" E, with a northerly line of said 6.625 acre tract and a southerly line of said 3.417 acre tract, 358.56 feet (passing a 3/4" iron pin found at 60.00 feet) to the **True Point of Beginning**. Containing 4.845 acres, more or less. Subject to all legal restrictions, easements and/or rights-of-way.

This description is based on existing records from the Franklin County Recorder's and the Franklin County Auditor's Office and an actual field survey by Advanced Civil Design, Inc. in April, 2017. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2007) as derived from GPS observation. A bearing of S 03° 59' 55" W was held for the westerly right-of-way line of Stygler Road between a 3/4" iron pin found and a 5/8" iron pin found.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



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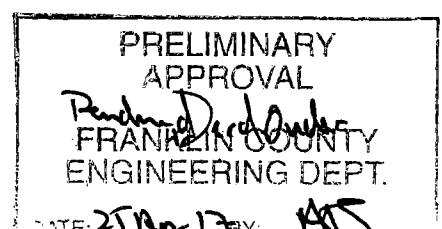
Douglas R. Hock
Douglas R. Hock, P.S. 7661

4/25/17
Date:

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APPROVED by Planning & Zoning
Administrator, City of Gahanna, Ohio;
No Plat Required.

Kim Banning
Kim Banning, CMC
Clerk of Council



Parcel Exhibit ~ 1.780 Ac.

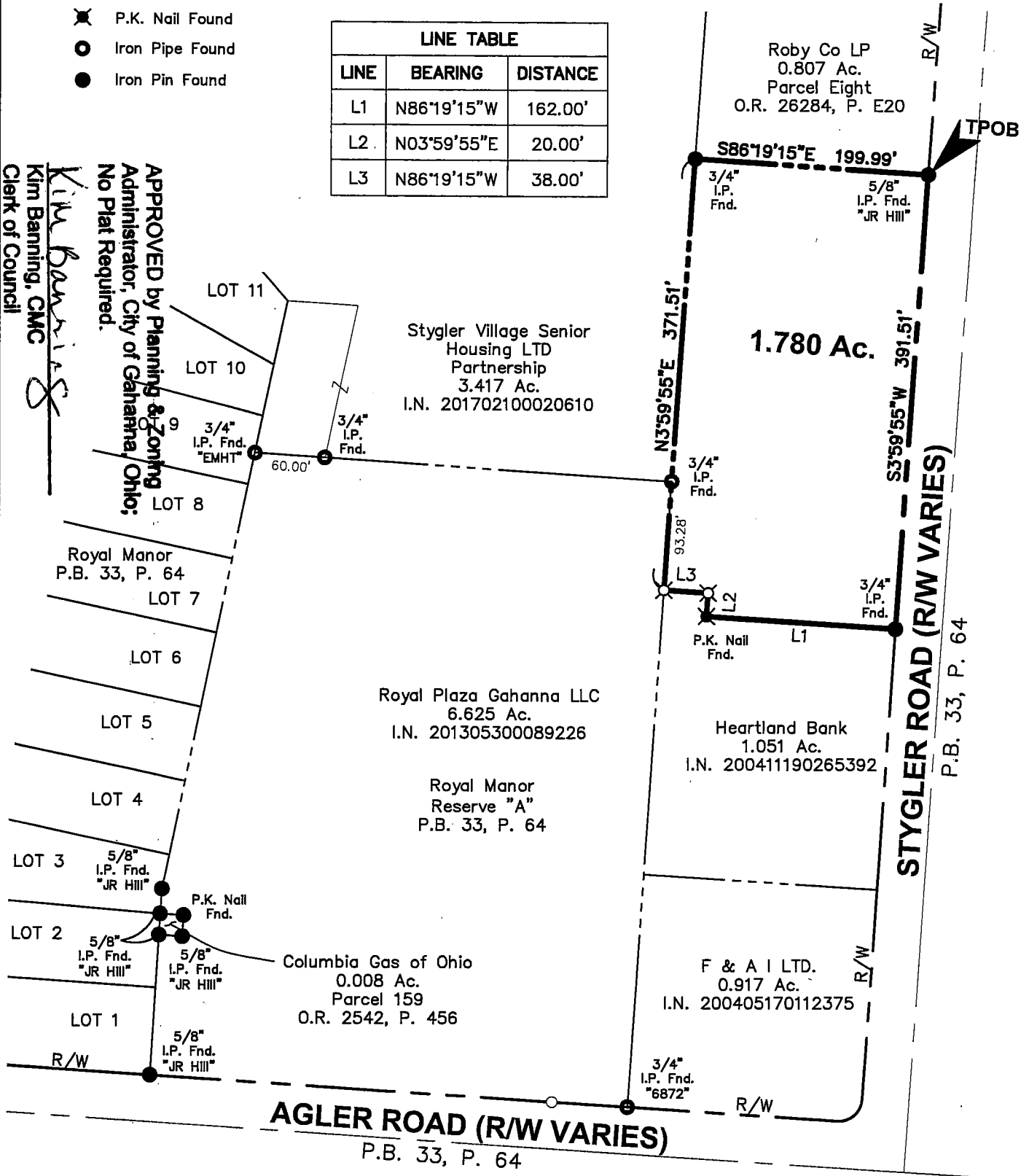
City of Gahanna, County of Franklin, State of Ohio
 Southwest Quarter of Section 1, Township 1, Range 17
 United States Military District

LEGEND

- Iron Pin Set
- ⊗ P.K. Nail Set
- ⊗ P.K. Nail Found
- Iron Pipe Found
- Iron Pin Found

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°19'15"W	162.00'
L2	N03°59'55"E	20.00'
L3	N86°19'15"W	38.00'

APPROVED by Planning & Zoning Administrator, City of Gahanna, Ohio; No Plat Required.
Kim Banning
Kim Banning, CMC
Clerk of Council

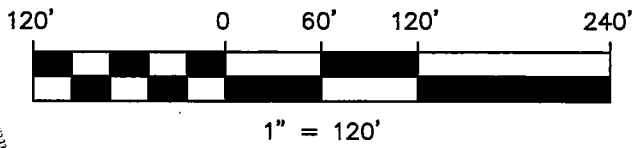
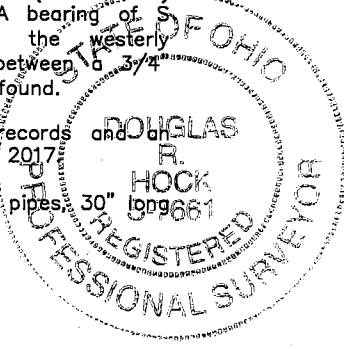


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This survey is based on existing records and an actual field survey performed in April 2017.

Iron pins set are 3/4" diameter iron pipes, 30" long and capped "Advanced 7661".



DRAWN BY: <i>BCK</i>	JOB NO.: 17-0003-622
DATE: 4/25/2017	CHECKED BY: <i>DRB</i>

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

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Gahanna, Ohio 43230
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fax 614.428.7755

Douglas R. Hock
Douglas R. Hock, P.S. 7661 Date: *4/25/17*