



DESCRIPTION OF 0.044 ACRE DRAINAGE EASEMENT

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military Lands, being part of Lot 25 as delineated on the Plat of David Taylor's Subdivision of Quarter Township 3, Township 1, Range 16, destroyed by fire, reconstituted in Plat Book 1, Page 10A, and being part of Reserve C of the Techcenter Drive Extension and Greenspace Dedication Plat of record in Plat Book 112, Page 79, as described in deed to City of Gahanna of record in Instrument Number 200911120163181, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.044 acre easement being more fully described herein;

COMMENCING at a 3/4" iron pipe found (Advanced 7661) at the southeast corner of said Reserve C, being at the southwest corner of Lot 5 of said Techcenter Drive Extension and Greenspace Dedication Plat, being at the southwest corner of the residual of a 25.411 acre tract of land (Parcel 1) described in deed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547, and being on the north right-of-way line of Techcenter Drive dedicated in Plat Book 112, Page 79;

Thence North 42°59'35" East, a distance of 150.75 feet, with the east line of said Reserve C, and with the west line of said Lot 5, to the **POINT OF BEGINNING**;

Thence, crossing said Reserve C, the following three (3) courses:

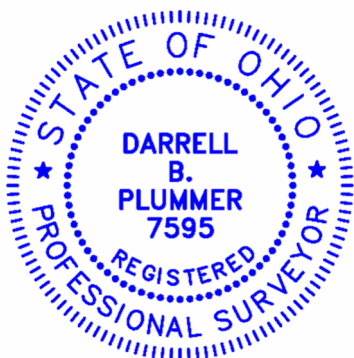
1. **North 56°39'52" West**, a distance of **93.68 feet**, to a point;
2. **North 33°20'08" East**, a distance of **20.00 feet**, to a point;
3. **South 56°39'52" East**, a distance of **97.09 feet**, to a point on the east line of said Reserve C, and being on the west line of said Lot 5;

Thence **South 42°59'35" West**, a distance of **20.29 feet**, with the east line of said Reserve C, and with the west line of said Lot 5, to the **POINT OF BEGINNING**, containing 0.044 of an acre, subject to all easements and documents of record.

The bearings shown on this easement are based on the bearing of South 85°56'25" East as determined for the centerline of Techcenter Drive based on field observations performed in August, 2023 and based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2011 adjustment).

The foregoing easement was prepared from an actual field survey performed by or under my direct supervision in August, 2023.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Darrell B. Plummer

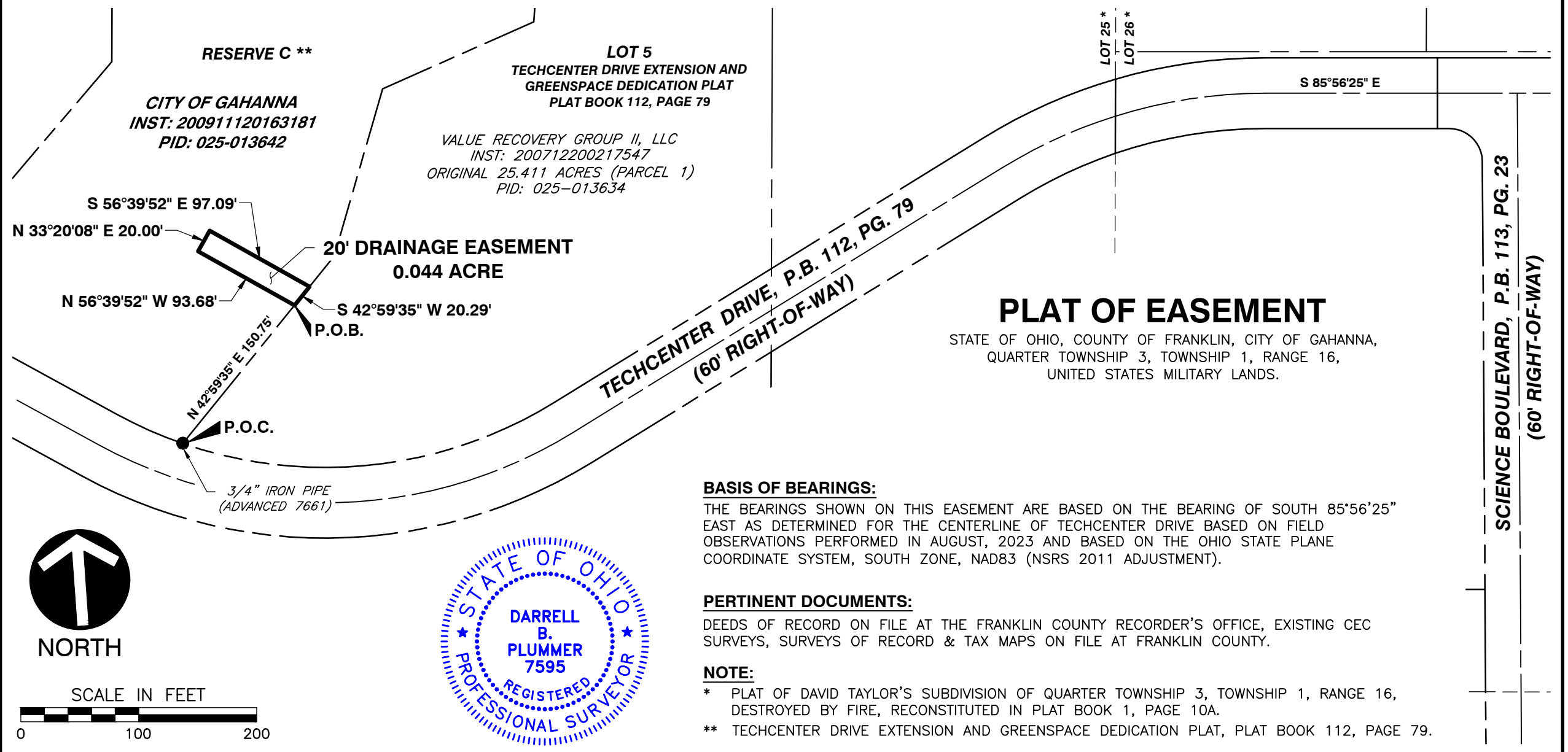
02/29/2024

Darrell B. Plummer, P.S.
Registered Surveyor No. 7595

Date

"Exhibit A"

P:\330-000\333-935\Survey\Draw\333935-SV01-ESMT_DR 0.044 AC.dwg[LAYOUT1] LS:(2/29/2024 - kasmith) - LP: 2/29/2024 11:14 AM



PLAT OF EASEMENT

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

BASIS OF BEARINGS:

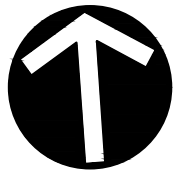
THE BEARINGS SHOWN ON THIS EASEMENT ARE BASED ON THE BEARING OF SOUTH 85°56'25" EAST AS DETERMINED FOR THE CENTERLINE OF TECHCENTER DRIVE BASED ON FIELD OBSERVATIONS PERFORMED IN AUGUST, 2023 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT).

PERTINENT DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT FRANKLIN COUNTY.

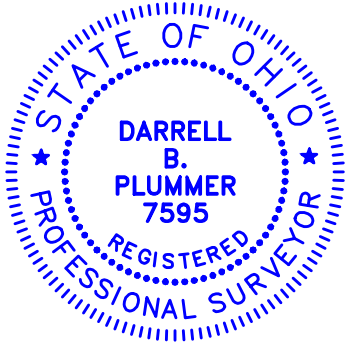
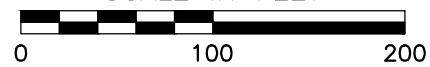
NOTE:

- * PLAT OF DAVID TAYLOR'S SUBDIVISION OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, DESTROYED BY FIRE, RECONSTITUTED IN PLAT BOOK 1, PAGE 10A.
- ** TECHCENTER DRIVE EXTENSION AND GREENSPACE DEDICATION PLAT, PLAT BOOK 112, PAGE 79.



NORTH

SCALE IN FEET



CERTIFICATION:

THE FOREGOING EASEMENT WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN AUGUST, 2023.

Darrell B. Plummer 02/29/2024
 DARRELL B. PLUMMER DATE
 PROFESSIONAL LAND SURVEYOR NO. 7595



Civil & Environmental
Consultants, Inc.

250 W. Old Wilson Bridge Road
Suite 250
Worthington, OH 43085
Ph: 614.540.6633
www.cecinc.com

ELFORD, INC.
 CITY OF GAHANNA
 FRANKLIN COUNTY, OHIO
 0.044 ACRE DRAINAGE EASEMENT

DRAWN BY:	KAS	CHECKED BY:	DBP	APPROVED BY:	DBP	EXHIBIT:	ESMT
DATE:	FEBRUARY 2024	DWG SCALE:	1"=100'	PROJECT NO:	333-935		