

DESCRIPTION of a 2.010 acre parcel of land for Zoning Purposes;

Situate in the State of Ohio, County of Franklin County, City of Gahanna, Section 2, Township 1, Range 16, United States Military Lands and being 0.975 acres out of an 1.08 acre parcel of land conveyed to Ram M Nugooru of record in Instrument Number 200410280249305 (PID 025-001954-00), 0.923 acres out of a 1.176 acre parcel of land conveyed to 870 Johnstown LLC of record in Instrument Number 200802290031350 (PID 025-001984-00) and 0.111 acres of land out of a 6.664 acre parcel of land conveyed to George E JR & Vivian M Parker Co Trustees of record in Deed Book 3215, Page 78, Parcel 1 (PID 025-025-001877-00) all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 2.009 acre parcel being more fully described herein;

Beginning for reference at the northeast corner of said 1.08 acre parcel;

Thence, N 85°53'23" W with the north line of said 1.08 acre parcel and the south line of a 0.024 acre parcel of land conveyed to George E Jr and Vivian M Parker of record in Deed Book 3183, Page 317 and Deed Book 3276, Page 381 (PID 025-00004244-00), a distance of 22.53 feet to the true point of beginning;

Thence, S 07°47'48" E, across said 1.08 acre parcel, a distance of 115.56 feet to a point on the east line of said 1.08 acre parcel and the west line of a 0.66 acre parcel of land conveyed to George E JR & Vivian M Parker Co Trustees of record in Deed Book 3215, Page 78;

Thence, S 03°26'51" W, with the east line of said 1.08 acre parcel and the west line of said 0.66 acre parcel, a distance of 35.10 feet to a point;

Thence, S 28°36'29" W, across said 1.08 acre parcel of land, a distance of 53.02 feet to a point;

Thence, S 14°04'58" W, across said 1.08 acre parcel of land passing the south property line of said 1.08 acre parcel of land and a northerly line of said 6.664 acre parcel at 99.99 feet, a total distance of 102.21 feet to a point;

Thence, S 38°57'14" W, across said 6.664 acre parcel of land, a distance of 94.51 feet to a point;

Thence, S 61°16'09" W, across said 6.664 acre parcel of land, a distance of 77.12 feet to a point;

Thence, N 51°26'35" W, across said 6.664 acre parcel of land, a distance of 39.81 feet to a point at the southwest corner of said 1.176 acre parcel of land;

Thence, N 28°58'41" W, with a southwest line of said 1.176 acre parcel and a northeasterly line of said 6.664 acre parcel, a distance of 205.16 feet to a point;

Thence, N 27°42'13" E, thence across said 1.176 acre parcel of land, a distance of 242.32 feet to a point on the east line of said 1.176 acre parcel and also being the northwest corner of said 1.08 acre parcel of land and the southwest corner of said 0.024 acre parcel of land;

Thence, S 85°53'23" E, with the north line of said 1.08 acre parcel of land and the south line of said 0.024 acre parcel of land, a distance of 182.08 feet to the True Point of Beginning, containing 2.010 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of S 85°53'23" E was held on the north line of said 1.08 acre parcel of land, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in May of the year 2016.



Robert W. Martin 8-17-16
Robert W. Martin Date
P.S. 8114

GEORGE E JR &
VIVIAN M PARKER
0.024 ACRES
D.B. 3183, PG. 317
& D.B. 3276, PG. 381
PID 025-00004244-00

Situate in the State of Ohio, County of Franklin
County, City of Gahanna, Section 2, Township 1,
Range 16, United States Military Lands

Franklin County Commissioners
1.37 ACRES
D.B. 856, PG. 124

GRAPHIC SCALE



1 inch = 60 ft.



CLOTTS ROAD
R/W VARIES P.O.R.

S85°53'23"E
182.08'

P.O.B.

N85°53'23"W
22.53'

S07°47'48"E
115.56'

INSTR No. 200410280249305
PID 025-001954-00
RAM M NUGGURU
1.08 ACRES

S03°26'51"W
35.10'

S28°36'29"W
53.02'

0.975 Ac.

PASSING P/L
@ 99.99'

0.112 Ac.

GEORGE E JR & VIVIAN M
PARKER CO-TRS
0.66 ACRES
D.B. 3215, PG. 78
PARCEL 2
PID 025-003185-00

870 JOHNSTOWN LLC
1.176 ACRES
INSTR No. 200802290031350
TRACT ONE&TWO
PID 025-001984-00

0.923 Ac.

E JOHNSTOWN ROAD
R/W VARIES

N27°42'13"E
242.32'

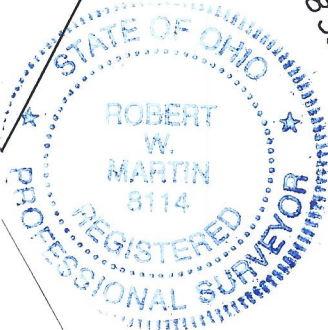
N28°58'41"W
205.16'

GEORGE E JR & VIVIAN M
PARKER CO-TRS
6.664 ACRES
D.B. 3215, PG. 78
PARCEL 1
PID 025-001877-00

N51°26'35"W
39.81'

S61°16'09"W
77.12'

S38°57'14"W
94.51'



For the purpose of this exhibit a bearing of S 85°53'23"E was held on the north line of said 1.08 acre parcel of land, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in May of the year 2016.

Robert W. Martin 8-17-16
Robert W. Martin, P.S. 8114

EXHIBIT OF
2.010 ACRES
FOR ZONING

Prepared By:



CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

DRAWN BY: RWM

SCALE: 1" = 60'

DATE: 08/16/2016

CHECKED BY: JGL

PROJECT:

SHEET NO. 1 OF 1

Z:\MADY CLOTTS CONDOS\DRAWINGS\SURVEY\ZONING\CORNER CLOTTS-62 ZONING.DWG - O XREFS: - PLOTTED BY BO - August 16, 2016 - 1:54 PM