

**LEGAL DESCRIPTION
EASEMENT
0.028 ACRE TRACT**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, and being part of Lot 3B of Crescent Woods – Loop Road of record in Plat Book 132, Page 543, as conveyed to CP Crescent, LLC in Instrument Number 202301230007433, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

COMMENCING at an easterly corner of said Lot 3B, also being the intersection of the westerly right-of-way line of Crescent Place (70.00 foot width) of record in Plat Book 132, Page 475 and the northwesterly right-of-way line of Crescent Circle (50.00 foot width) of record in said Crescent Woods – Loop Road;

Thence along said northwesterly right-of-way line and a southeasterly line of said Lot 3B, South 52°27'44" West, 167.45 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northwesterly right-of-way line and said southeasterly lot line, South 52°27'44" West, 44.88 feet to a point;

Thence across said Lot 3B for the following three (3) courses:

- 1) South 86°19'03" West, 31.00 feet to a point;
- 2) North 03°40'57" West, 25.00 feet to a point;
- 3) North 86°19'03" East, 68.26 feet to the **TRUE POINT OF BEGINNING**, containing 0.028 acres (1,241 S.F.), more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011), with the centerline of Hamilton Road bearing North 04°09'11" East.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on March 28, 2025.



Matthew Lee Sloat 9/30/25

Matthew Lee Sloat, PS 8342 Date