

# 0.330 AC. SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE VILLAGE OF GAHANNA, SITUATED IN QUARTER SECTION 4, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS AND BEING PART OF A 2.655 ACRE TRACT AS CONVEYED TO OHIO HD STUDIOS LLC., OF RECORD IN INSTRUMENT # 201405230064498, OF THE FRANKLIN COUNTY RECORDER'S RECORDS.

CHRYSLAND  
PLAT BOOK 24, PAGE 20  
LOT 5

DURIS & DURIS LLC.  
1.353 AC.  
DEED BOOK 3265, PAGE 208

STYGLER HEIGHTS SUB  
PLAT BOOK 24, PAGE 75

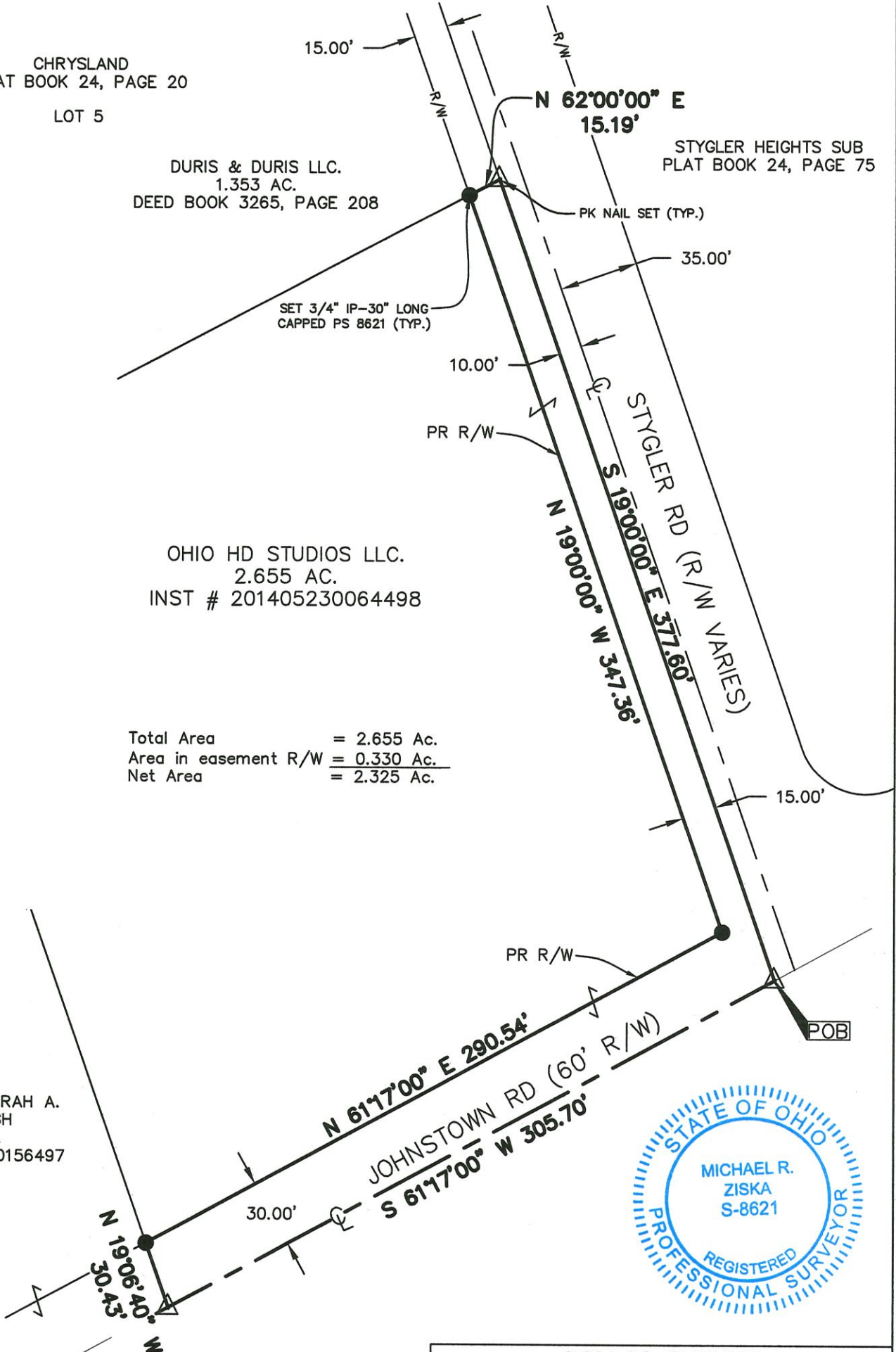
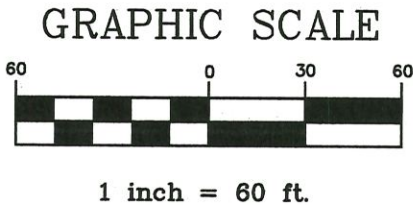
OHIO HD STUDIOS LLC.  
2.655 AC.  
INST # 201405230064498

Total Area = 2.655 Ac.  
Area in easement R/W = 0.330 Ac.  
Net Area = 2.325 Ac.

ERIC W. & DEBORAH A.  
RICKABAUGH  
0.851 AC.  
INST # 201611140156497



Basis of Bearings:  
Bearings are based on the centerline of Johnstown Road as shown on the deed of record in IN # 201405230064498, as being S 61° 17' 00" W.



<b>0.330 AC. SURVEY</b>
Situating in the State of Ohio, County of Franklin, Village of Gahanna, Quarter Section 4, Township 1, Range 17, United States Military Lands.
<b>CERTIFICATION:</b> THIS SURVEY IS PREPARED FROM RECORDS ON FILE AT THE FRANKLIN COUNTY AUDITOR, RECORDER & ENGINEER'S OFFICES AND AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
BY: <i>Michael R. Ziska</i> Michael R. Ziska REGISTERED STATE OF OHIO PROFESSIONAL SURVEYOR No. 8621 DATE OF SURVEY: ...11/12/2019...

**0.330 ACRE SURVEY**

Situated in the State of Ohio, County of Franklin, Village of Gahanna, situated in Quarter Section 4, Township 1, Range 17, United States Military Lands, and being part of a 2.655 acre tract as conveyed to Ohio HD Studios, LLC., of record in Instrument # 201405230064498, and being 0.330 acre area in an easement right-of-way out of said 2.655 acre tract, Recorder's Office, Franklin County Ohio, and said 0.330 acre tract of land being more particularly described as follows:

**BEGINNING** at an PK nail at the Southeast corner of said 2.655 acre tract, at the Southwest corner of Stygler Heights Subdivision, delineated in Plat Book 24, Page 75, and the intersection of the centerline of Johnstown Road (60' r/w) and the west right-of-way of Stygler Road (Varies), thence;

**S 61° 17' 00" W**, a distance of **305.70 feet**, along the South line of said 2.655 acre tract, and the centerline of said Johnstown Road, to a PK nail set at the Southwest corner of said 2.655 acre tract, the Southeast corner of a 0.851 acre tract as conveyed to Eric W. & Deborah A. Rickabaugh, of record in Instrument # 201611140156497, and in the centerline of said Johnstown Road, thence;

**N 19° 06' 40" W**, a distance of **30.43 feet**, along the West line of said 2.655 acre tract and the East line of said 0.851 acre tract, to an iron pin set in the northerly right-of-way of Johnstown Road, thence;

**N 61° 17' 00" E**, a distance of **290.54 feet**, going through said 2.655 acre tract, to an iron pin set in the northerly right-of-way of Johnstown Road, thence;

**N 19° 00' 00" W**, a distance of **347.36 feet**, going through said 2.655 acre tract, to an iron pin set, on the North line of said 2.655 acre tract, the Southeast corner of Lot 5 in the plat of Chrysland, delineated in Plat Book 24, Page 20, and described as a 1.353 acre tract as conveyed to Duris & Duris LLC., of record in Deed Book 3265, Page 208, and the west right-of-way of said Stygler Road, dedicated in Plat Book 24, Page 20, thence;

**N 62° 00' 00" E**, a distance of **15.19 feet**, along the North line of said 2.655 acre tract, to a PK nail set at the Northeast corner of said 2.655 acre tract and the west right-of-way line of said Stygler Road, dedicated in Plat Book 24, Page 75, thence;

**S 19° 00' 00" E**, a distance of **377.60 feet**, along the East line of said 2.655 acre tract, and the west right-of-way of said Stygler Road to the **TRUE POINT OF BEGINNING**, containing 0.330 acre, more or less, being within the present Johnstown & Stygler Road right-of-way, Property is subject to any and all previous easements and rights-of-way of record.

Bearings are based on the centerline of Johnstown Road as shown on the deed of record in Instrument # 201405230064498, as being S 61° 17' 00" W. All monumented corners are set with a 30" long by 3/4" iron pipe with stamped cap "TT 8621".

*Michael R. Ziska*

Michael R. Ziska  
11/12/2019  
Professional Surveyor No. 8621



Split  
0.330 acre  
out of  
(025)  
936

