

**Description for 0.096 Acre
Out of Techcenter Drive**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being out of the right-of-way for Techcenter Drive recorded in Plat Book 87, Page 58 and described as follows:

Beginning, for reference, at the east terminus of the north right-of-way for said Techcenter Drive as recorded in Plat Book 87, Page 58, the same being a corner to that 7.625 acre tract conveyed to 825 Techcenter Drive, LLC of record in Instrument Number 200605120091965, in a south line of that 6.910 acre tract conveyed to Columbus Southern Power Company of record in Instrument Number 199806120145917 and Instrument Number 199901040001060;

Thence **S 06° 23' 34" W**, with the east right-of-way line for said Techcenter Drive, the same being a west line of said 7.625 acre tract, **51.12 feet** to a point of curvature;

Thence continuing with the east right-of-way line for said Techcenter Drive, the same being a west line of said 7.625 acre tract, being a curve to the right, having a central angle of **07° 00' 08"**, a radius of **50.50 feet**, and an arc length of **6.17 feet**, a chord bearing and chord distance of **S 09° 52' 54" W, 6.17 feet** to an iron pin set at the **True Point of Beginning**;

Thence continuing with the east right-of-way line for said Techcenter Drive, the same being a west line of said 7.625 acre tract, being a curve to the right, having a central angle of **83° 00' 23"**, a radius of **50.50 feet**, and an arc length of **73.16 feet**, a chord bearing and chord distance of **S 54° 53' 09" W, 66.93 feet** to an iron pin set at a point of tangency;

Thence **N 83° 36' 26" W**, with the south right-of-way line for said Techcenter Drive, the same being a north line of said 7.625 acre tract, **49.50 feet** to an iron pin set marking a common corner thereof, in the east line of that 8.643 acre tract conveyed to Columbus Southern Power Company of record in Instrument Number 199806120145921;

Thence **N 06° 23' 34" E**, with the west right-of-way line for said Techcenter Drive, the same being the east line of said 8.643 acre tract, **50.00 feet** to an iron pin set marking a common corner thereof;

Thence **S 80° 21' 49" E**, across said Techcenter Drive right-of-way, **99.78 feet** to the **True Point of Beginning**, and containing **0.096 acre**, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on January 09, 2008 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description is attached hereto and made a part thereof.

Iron pins set are $\frac{3}{4}$ " diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

ADVANCED CIVIL DESIGN, INC.

John C. Dodgion, P.S. 8069

SURVEY OF PORTION OF RIGHT-OF-WAY

Quarter Township 3, Township 1, Range 16, USMD
City of Gahanna, Franklin County, Ohio

Columbus Southern Power Company
I.N. 199806120145917
I.N. 199901040001060
6.910 Ac.

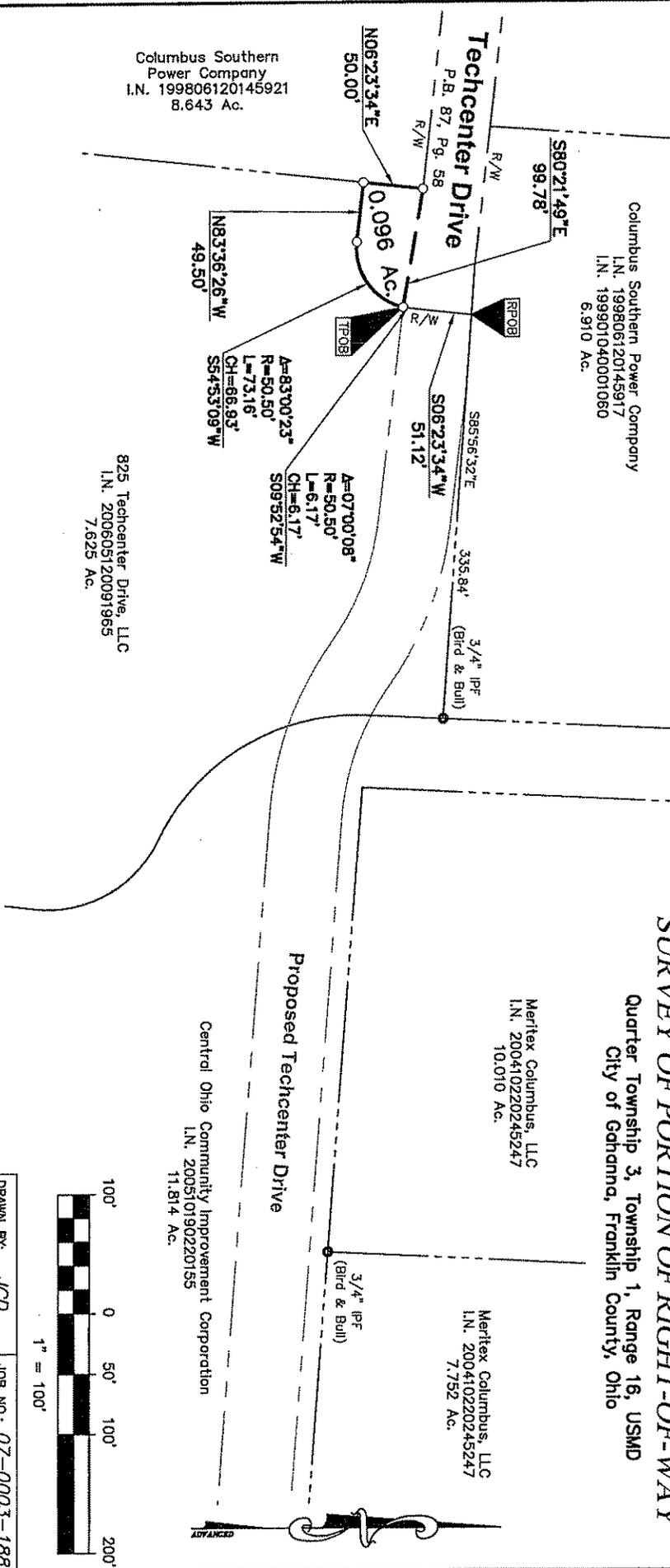
Mertex Columbus, LLC
I.N. 200410220245247
10.010 Ac.

Mertex Columbus, LLC
I.N. 200410220245247
7.752 Ac.

Central Ohio Community Improvement Corporation
I.N. 200510190220155
11.814 Ac.

Columbus Southern
Power Company
I.N. 199806120145921
8.643 Ac.

825 Techcenter Drive, LLC
I.N. 200605120091965
7.625 Ac.



John C. Dodgion, P.S. 8068

- Iron Pin Found
- ⊗ PK Nail Found
- ▲ RR Spike Found
- Ⓜ Monument Box
- Iron Pin Set
- ⊗ PK Nail Set
- △ RR Spike Set
- Ⓜ Monument

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 55' 24" W was held between Franklin County Monuments FCSS 5524 and FCSS 1164. Reset.

DRAWN BY: JCD	JOB NO.: 07-0003-188
DATE: 01/09/08	CHECKED BY: DRH

ADVANCED
CIVIL DESIGN
ENGINEERS

422 Beecher Road
Gahanna, Ohio 43230
ph 614-428-7150
fax 614-428-7155