

High Avenue

Cherry Creek Parkway North

Benchmark:  
Nut at Arrow on top flange  
of Fire Hydrant.  
Elevation - 880.40

3.493 Acres

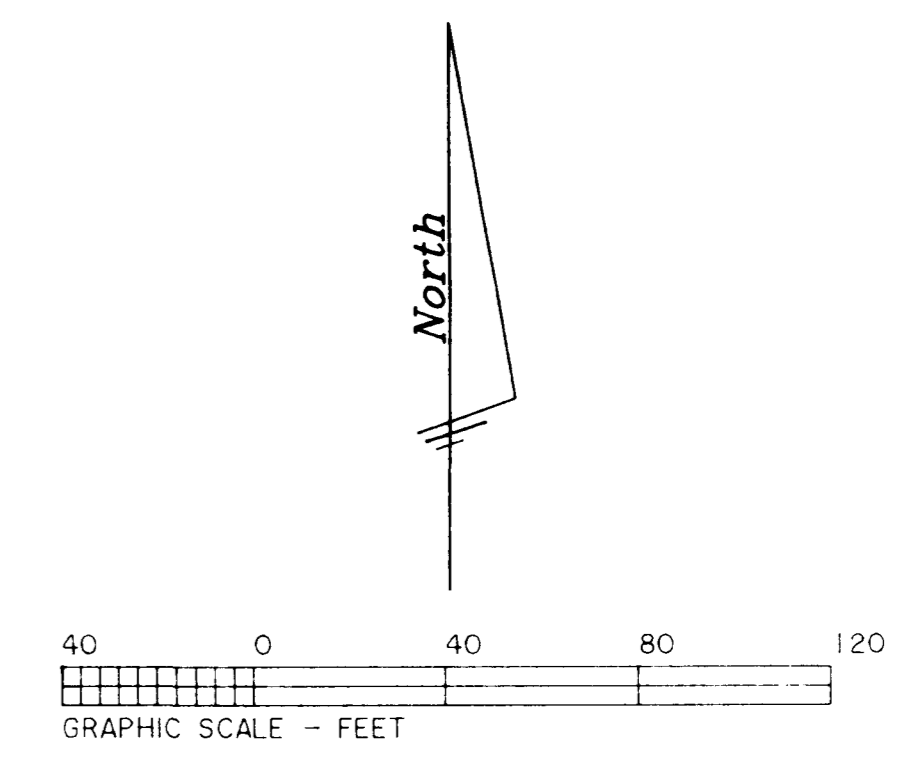
The Fritsche Corporation  
Official Record 6778B06

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20 foot Sanitary Sewer Easement  
Deed Book 2861, Page 172

Scioto Big Run



# Boundary and Topographic Survey

3.493 Acres

Part of Survey Number 1474  
Virginia Military District  
City of Columbus, Franklin County, Ohio

### LEGAL DESCRIPTION

Situate in City of Columbus, Franklin County, Ohio and being a part of Survey Number 1474 of the Virginia Military District and also being a part of the Fritsche Corporation parcel of record in Official Record 6778B06 of the Franklin County Recorders Office and being more particularly described as follows:

Beginning at an iron pipe found at a point of curvature of the south right-of-way of Cherry Creek Parkway North as shown on the plat of Cherry Creek Section 2, (Plat Book 45, Page 88)

THENCE South 74 degrees 50 minutes 43 seconds East, along said right-of-way, for a distance of 216.00 feet to a 3/4" iron pipe set;

THENCE South 15 degrees 09 minutes 17 seconds West, leaving said right-of-way and crossing said Fritsche Corporation parcel, for a distance of 250.00 feet to a 3/4" iron pipe set;

THENCE South 64 degrees 10 minutes 35 seconds West, continuing across said Fritsche Corporation parcel, for a distance of 400.64 feet to a 3/4" iron pipe set;

THENCE North 01 degrees 35 minutes 50 seconds West, continuing across said Fritsche Corporation parcel, for a distance of 500.00 feet to a 3/4" iron pipe set in the south right-of-way of Cherry Creek Parkway North;

THENCE along said south right-of-way, along a curve to the right having a radius of 800.00 feet and an arc length of 233.90 feet, being subtended by a chord of South 83 degrees 13 minutes 17 seconds east for a distance of 233.07 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 3.4930 acres more or less.

This description prepared by Ahlers, Moe and Associates, Inc. is based on an actual field survey done in May of 1992. The basis of bearings for this survey is the right-of-way of Cherry Creek Parkway North, which bears South 74 degrees 50 minutes 43 seconds West.

### LEGEND

- Iron Pin Found
- Iron Pin Set
- ▲ Railroad Spike Found
- △ Railroad Spike Set
- Stone Found
- Monument Found
- Sanitary Sewer
- Storm Sewer
- Water Line
- Electric (overhead)
- Gas Line
- x-x- Fence
- ⊙ Fire Hydrant
- ⊗ Valve
- ⊕ Power Pole
- Light Pole
- Sign Post
- Street Sign
- Tree (Deciduous)
- Tree (Conifer)
- Shrub

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED:

I do hereby state that this is a true and accurate survey made by me or under my supervision, and that all points are as called, and that there are no encroachments either way across any line except as shown.

Ronald G. Rudnik  
P.S. 7223

Date 6-10-92

**AHLERS, MOE & ASSOC. INC.**  
Engineers & Surveyors  
360 West Waterloo Street  
Canal Winchester, Ohio 43110  
(614) 837-1178

**UTILITY WARNING**  
The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities.