REVISIONS:

No.	Date	Description	By

Scale 1" = 50'
15 February 2001

ALFRED AND SUSAN TIBOR
1.568 Acres
O.R.V. 132 H-09

688.43'
S 85° 40' 44" E

3/4" Hollow I.P. found

89.86'

N.W. Corner 12.926 Acre tract

207.60'
N 42° 50' 46" E

117.40'
N 53° 18' 12" E

BIG WALNUT, L.P.
20.022 Acres
O.R.V. 17614 I-14

283.04'
N 33°49' 32" E
R=424.41'
Δ=38°57' 24"

BIG WALNUT CREEK

JONATHAN D. AND WENDY S. HANKS
12.926 Acres
INSTRUMENT NUMBER 199804240098796

8.249 Acres

S 23°25' 50" W
S 32° 35' 41" W
74.01'

52.55'

Hollow I.P. found

1" O.D. I.P. found

Δ=7°56' 18"
R=1183.23'
S 32° 32' 50" W
161.29'

1" O.D. I.P. found

S 41° 30' 00" W
255.59'

West Right-of-Way

I.P. set

NOE BIXBY ROAD

76.75'

I.P. set

685.37'
N 87°37' 45" W
762.12'

overhead utility lines

pole

gravel

concrete walk

2 story block

1 story block

story block

#1195 #1193 #1185 #1183 #1181 #1179 #1175

blacktop

planter

concrete and planter area

1 story frame
1197

1 sty. bk./fr.
1199

N 41° 30' 00" E
76.33'

I.P. set

POINT OF BEGINNING

N 32° 19' 36" E
202.78'
R=436.56'
Δ=26°20' 46"

S 87° 44' 43" E
273.34'

1" O.D. I.P. found
POINT OF COMMENCEMENT

Limited Access Right-of-Way

FRA-270-20.21S & 31.76N
STATION 30 + 13.53
205.00' Left

205.00'

N 33° 37' 46" E
148.49'

UNIT 1
YONKEL OFFICE CONDOMINIUM
Condominium Plat Book 30, Page 95

304.03'
N 06°59' 27" W
R=424.41'
Δ=41°56' 37"

HRISTO A. BABAMON
0.846 Acres
O.R.V. 17738 D-05

R/W

S 27° 37' 45" E
161.34'

70.0'

POINT OF BEGINNING
12.926 Acres

S 87° 37' 45" E
131.00'

centerline

N 02° 25' 31" E
79.44'

STATION 26 + 60.00
FRA-270-20.21 S & 31.76 N

26+00 27+00 28+00 29+00 30+00

EAST MAIN STREET

Boundary Survey of 8.249 Acres, being part of the 12.926 Acre Tract conveyed to Jonathan D. and Wendy S. Hanks of record in Instrument Number 199804240098796 (Recorder's Office, Franklin County, Ohio), and being part of Section 15, Township 12, Range 21, Refugee Lands, Franklin County, City of Columbus, Ohio.

for

Ohio Equities LLC

We hereby certify the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30" X 1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is the centerline of East Main Street held as South 87 degrees 37 minutes 45 seconds East as per Ohio Department of Transportation Plans FRA-270-20.21S and 31.76N.

BY: Albert J. Myers
Albert J. Myers, Professional Surveyor No. 6579

STATE OF OHIO
ALBERT J. MYERS
6579
REGISTERED
PROFESSIONAL SURVEYOR

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