

RECORDED

AUG 04 2004

Franklin County Engineer
Dean C. Ringler, P.E., P.S.

From the intersection of the centerline of Post Road with the centerline of Avery Road the following two (2) courses:
1.) S 89°02'52" W 358.87'
2.) N 89°16'37" W 562.82'

POST ROAD ~ 60'

S 87°23'18" E

S 00°43'23" W
30.00'

S 87°23'18" E
224.85'

S 89°16'37" E
107.33'

TRUE PLACE OF
BEGINNING FOR A
2.071 AC. TRACT

N 00°43'23" E
247.65'

2.071 ACRES

R = 150.00'
Δ = 39°54'02"
Ch = 102.36'
S 19°57'01" E

S 00°00'00" E
11.83'

R = 150.00'
Δ = 40°37'25"
Ch = 104.14'
S 19°35'20" E

N 89°16'37" W
404.50'

S 00°43'23" W
34.98'

(1.312 AC.)
(0.759 AC.)
Virginia Military Survey No. 3452
Virginia Military Survey No. 2999

AVERY PERIMETER LLC
24.335 ACRES
INSTR. 200304020095677
P.N. 273-011173

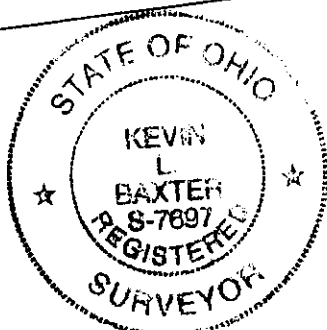
SCALE: 1" = 100'



GRAPHIC SCALE

PERIMETER DR. ~ VARIABLE WIDTH

Prop. R/W
Ex. R/W



LOT 2

AVERY ROAD RETAIL CENTER
SECTION 1
P.B. 86, PG. 86 & 87

BASIS OF BEARINGS: The centerline of Post Road, being S 87°23'18" E as shown on the plat of Avery Road Retail Center, Section 1, of record in Plat Book 86, Pages 86 & 87, Recorder's Office, Franklin County, Ohio.

EXHIBIT FOR A 2.071 ACRE TRACT
ALONG POST ROAD, WEST OF
AVERY-MUIRFIELD DRIVE, CITY OF DUBLIN, OHIO
(V.M.S. 2999 & 3452)

SCALE: 1" = 100'



C.F. Bird & R.J. Bull, Inc.
2875 W. Dublin-Granville Rd.
Columbus, Ohio 43235

By Kevin L. Baxter
Kevin L. Baxter ~ Ohio Surveyor No. 7697

APRIL 12, 2004

WASHINGTON TWP.

1818/6/23

D-109-C