

STATE OF OHIO
16.49 AC. - PARCEL 209-WL
D.B. 2690, PG. 55

REFERENCE POINT OF
BEGINNING FOR A
6.061 ACRE TRACT

Point, Referenced by a Iron Pipe
w/Cap Found S 28° 33' 58" E a
distance of 1.13 feet
(165' Left of Sta. 463+06.24)

STATE OF OHIO
19.79 AC. - PARCEL 201B-WL
D.B. 2691, PG. 398

INTERSTATE 270
(FRA-270-3.47N)

State of Ohio
R/W Monument Found

State of Ohio
R/W Monument Found

3/4" I.D. Iron
Pipe Found

3/4" I.D. Iron
Pipe Found

RECEIVED

MAY 12 2011

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

MADISON TRI-STATE, LLC
34.119 AC.
INSTR. _____
P.N. 050-003043

TRUE PLACE OF
BEGINNING FOR A
6.061 ACRE TRACT

CITY OF HILLIARD, OHIO
LOT 6 - 10.995 AC.
(Per P.B. 102, PGS. 65-67)
INSTR. 200602020021361
(Roadway Resolution 09-R27)

R = 734.07'
Δ = 09°07'44"
L = 116.96'
Ch = 116.84'
N 07°55'11" W

3/4" I.D. Iron
Pipe Found

3/4" I.D. Iron
Pipe Found

3/4" I.D. Iron
Pipe Found

RRIHQ LLC
ORIG. 27.742 AC.
INSTR. 200305190148625
P.N. 050-003206

TRUE PLACE OF
BEGINNING FOR A
6.061 ACRE TRACT

TRUEMAN BOULEVARD ~ VARIABLE WIDTH
P.B. 106, PG. 54-57

CENTRAL PARK
P.B. 102, PGS. 65-67
LOT 4

Iron Pipe w/Cap
Found

LOT 100 LOT 90 LOT 16 LOT 15 LOT 17 LOT 22 LOT 23 LOT 24 LOT 29 LOT 30 LOT 31 LOT 37 LOT 38 LOT 44 LOT 45 LOT 46

RAVENWOOD DRIVE ~ 50'

RIDGEWOOD WEST
P.B. 37, PGS. 86-87

RIDGEWOOD WEST
P.B. 37, PGS. 86-87

REALTY FACILITY HOLDINGS
XIV, L.L.C. ORIG. 7.328 AC.
INST. 200102280040067
P.N. 050-009208

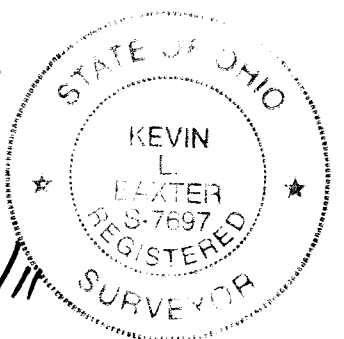
(A) BLAZING STAR
SUBDIVISION
P.B. 109, PGS. 16-17

(B) AMENDED PLAT OF LOTS 2
THOUGH 12, INCLUSIVE OF
RIDGEWOOD WEST
P.B. 35, PG. 110

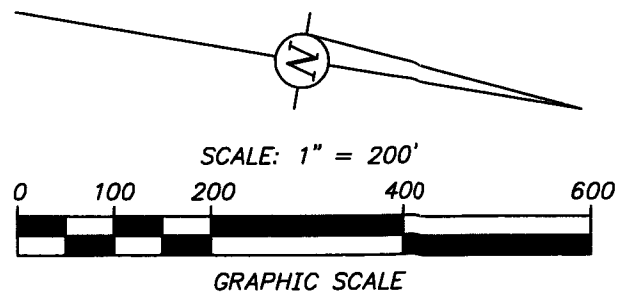
MOSES & HEATHER H. ERNST
0.733 AC.
INSTR. 200502250034748
P.N. 050-007483

WILBER R. PHYLLIS A. ERNST
ORIG. 3.185 AC.
O.R. 7250, PG. C. 16
P.N. 050-004002

BASIS OF BEARINGS:
THE CENTERLINE OF INTERSTATE ROUTE 270, BEING
N 11° 36' 49" W, AS SHOWN UPON SHEET 15 OF 30
OF OHIO DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLANS FOR FRA-270-3.47 N.



Kevin L. Baxter 4/08/11
Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:



3/4" I.D. Iron Pipe Set, 30" in length, w/Cap
Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

Bird+Bull Engineers + Surveyors
C.F. BIRD & R.J. BULL, INC.
Engineers and Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

MADISON TRI-STATE, LLC

**EXHIBIT FOR A 6.061 AC. TRACT
ALONG TRUEMAN BLVD., SOUTH OF
DAVIDSON RD., CITY OF HILLIARD,
FRANKLIN CO., OHIO**

6.061 AC. IN V.M.S. NO. 3000

SCALE: 1" = 200'	JOB NO. 1
DWN: KLB CKD: APRIL 08 2011	11-002 1

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