

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- ▲ RRSF RAILROAD SPIKE FOUND
- IPS IRON PIN SET

POINT OF TRUE BEGINNING TRACT I

POINT OF TRUE BEGINNING TRACT II

POINT OF TRUE BEGINNING TRACT III

REFERENCE POINT OF BEGINNING

HAGUE AVENUE

PENNSYLVANIA RAILROAD

HARRISON ROAD

LYNN D. MANN
6.971 ACRES
PARCEL 2
O.R. 00225G15

VN REAL ESTATE COMPANY LLC.
0.489 ACRES
INST. NO. 200012280261643

ALFRED NICKLES BAKERY, INC.
2.8324 ACRES
O.R. 10626G01

ALFRED NICKLES BAKERY, INC.
ORIGINAL 8.694 ACRES
O.R. 9341G11

LYNN D. MANN
4.42 ACRES
PARCEL 1
O.R. 00225G15

3.090 ACRES TRACT I

2.775 ACRES TRACT II

4.714 ACRES TRACT III

0.923 ACRES TRACT IV

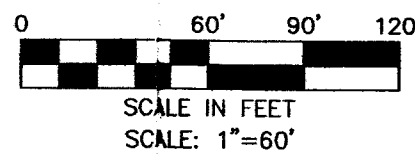
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 23°44'00" W FOR THE CENTER LINE OF HAGUE AVENUE, OF RECORD IN OFFICIAL RECORD 9341G11, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTE:

THIS SURVEY MAY NOT REPRESENT ALL EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN DECEMBER OF 2005 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



**BOUNDARY SURVEY OF
3.090, 2.775, 4.714 & 0.923 ACRES**

LYING IN
VIRGINIA MILITARY SURVEY NO. 530
CITY OF COLUMBUS, COUNTY OF FRANKLIN
STATE OF OHIO



2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 1/4/06 FILE NO. 80761

DRAWN BY: BKD

Scott D. Grundei 1/5/06
SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047 DATE

RECEIVED
JAN 17 2006
Franklin County Engineer
Dean C. Ringler, P.E., P.S.