

LOCATION MAP
NO SCALE

ONLY JUST AN LLC
ORIG. 31.018 AC.
INSTR. NO. 200312230402074
P.N. 010-258021

ONLY JUST AN LLC
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INSTR. NO. 200312230402074
P.N. 010-258021

ONLY JUST AN LLC
0.070 AC.
INSTR. NO. 200312230402074
P.N. 010-220385

ONLY JUST AN LLC
ORIG. 0.755 AC.
INSTR. NO. 200312230402074
P.N. 010-258019

CITY OF COLUMBUS, OHIO
0.086 AC.
INSTR. NO. 200903100033148

SHIVJI HOSPITALITY, LLC
3.777 AC.
INSTR. NO. 201512090172273
P.N. 010-211800

FRIENDLEY, INC.
3.785 AC.
INSTR. NO. 201106270079769
P.N. 010-253470

3/4" I.D. Iron Pipe
w/Cap Found
(Woolpert)

2" I.D. Iron Pipe
Found

3/4" I.D. Iron Pipe
w/Cap Found
(Woolpert)

N02° 39' 04"E
144.58'

266.17'
S87° 20' 56"E

N87° 20' 56"W
70.69'

S02° 39' 04"W
17.00'

194.37'
N87° 20' 56"W

PLACE OF
BEGINNING FOR A
0.854 AC. TRACT

N03° 08' 55"E
26.74'

PERPETUAL HIGHWAY EASEMENT
D.B. 2863, PG. 496

P.K. Nail Set
127.59'
S03° 08' 55"W

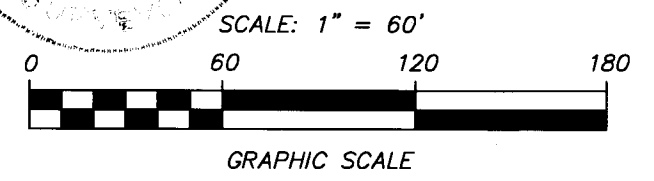
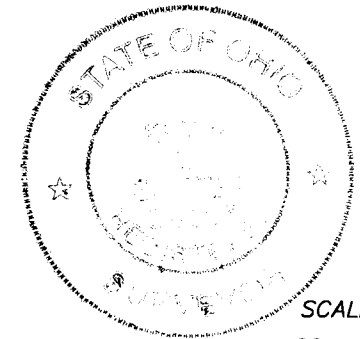
STA 123+35.00

CASSADY AVENUE ~ VARIABLE WIDTH

STATE OF OHIO
0.395 AC. - 970WD
O.R. 7343, PG. B 08

3/4" I.D. Iron
Pipe Found

3/4" I.D. Iron
Pipe Found



BASIS OF BEARINGS: Basis of bearings is the centerline of Cassady Avenue, being N 03° 08' 55" E, derived from VRS observations referencing monument, PID designation of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

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

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in January, 2016. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

Stationing shown is from Sheet 17 of 20, Ohio Department of Transportation, Highway Plans for FRA-670-3.93-AA.

Kevin L. Baxter 1/29/16
Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:

Subject to an unrecorded deed for right-of-way purposes and dated December 15, 1999. The intent was for the westerly right-of-way line to be 50 feet from the centerline of Cassady Avenue. The full note regarding this area is shown on the Boundary & Topographic Survey of the 3.785 acre tract and prepared by Terra Surveying Services and dated February 22, 2000.

Current ownership:
PORT COLUMBUS ENTERPRISES
ORIG. 9.922 AC.
O.R. 21179, PG. C 16
P.N. 010-20299

RECEIVED

JUN 2 2016

Franklin County Engineer
Dean C. Ringler PE, PS

Bird+Bull
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

SHIVJI HOSPITALITY, LLC INSTR. NO. 201512090172273	
EXHIBIT OF A 0.854 ACRE TRACT AT 1521 CASSADY ROAD, CITY OF COLUMBUS, FRANKLIN CO., OHIO	
0.854 AC. IN QTR. TWP., 3, T. 1 N., R. 17 W., U.S.M.L.	
SCALE: 1" = 60'	JOB NO. 1
DWN: KLB CKD: JANUARY 29, 2016	15-162 1