

LOCATION MAP
NO SCALE

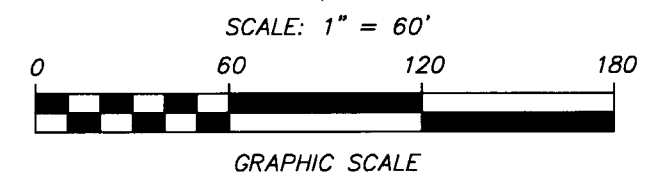
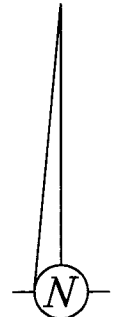
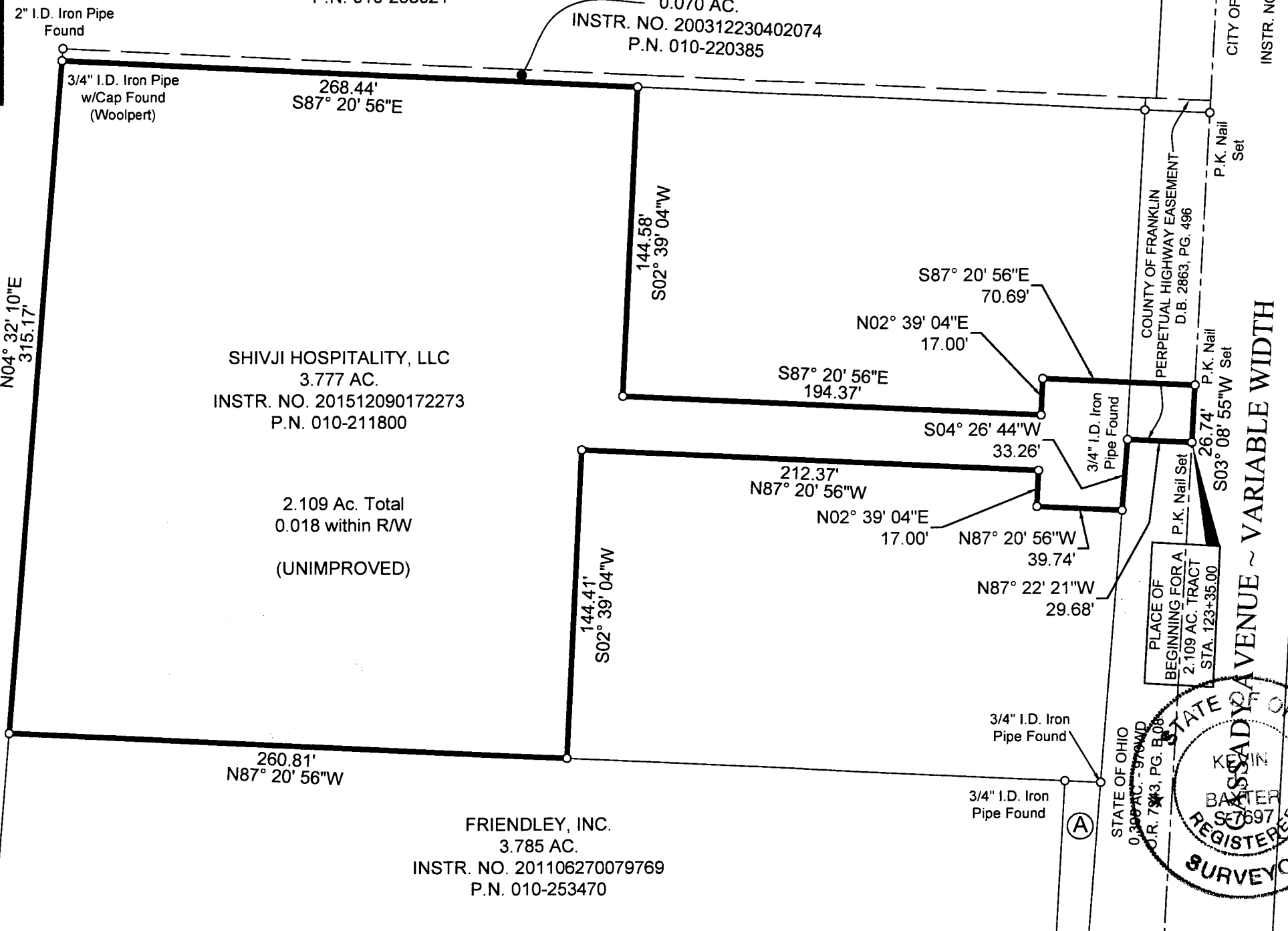
ONLY JUST AN LLC
ORIG. 31.018 AC.
INSTR. NO. 200312230402074
P.N. 010-258021

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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

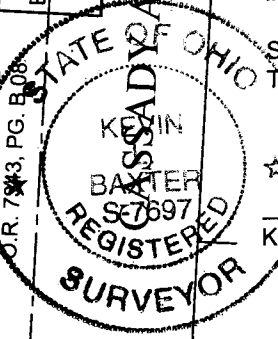


BASIS OF BEARINGS: Basis of bearings is the centerline of Cassady Avenue, being N 03° 08' 55" E, derived from VRS observations referencing monument, PID designation of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

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 27 2016

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

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 2.109 ACRE TRACT AT 1521 CASSADY ROAD, CITY OF COLUMBUS, FRANKLIN CO., OHIO			
2.109 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