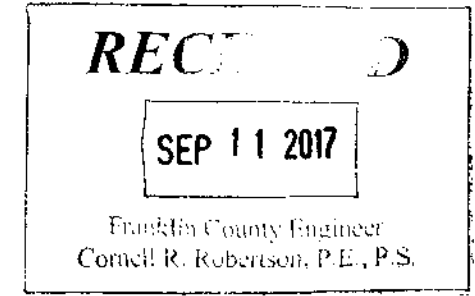
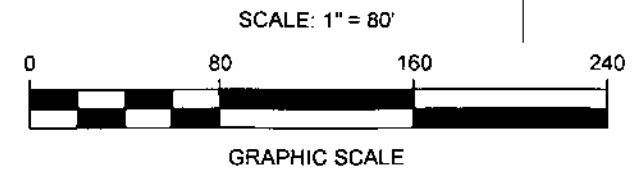


H:\Jobs\2017\1072\CADD\Survey\Exhibit\Morse\JazaOutlot1.dwg 08/24/2017

KARL ROAD ~ VARIABLE WIDTH

BASIS OF BEARINGS: Basis of bearings is the centerline of Karl Road, being N 03° 53' 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.



CITY OF COLUMBUS  
0.007 AC.  
D.B. 2836, PG. 503

CITY OF COLUMBUS  
0.069 AC. - PARCEL NO. 5  
D.B. 2853, PG. 234

CITY OF COLUMBUS  
0.098 AC. - PARCEL NO. 10  
D.B. 2869, PG. 463

SERVICE ROAD  
P.B. 75, PG. 79  
(133.20')

SERVICE ROAD  
P.B. 40, PG. 86

ADDITIONAL PROPERTY  
NMRD LIMITED  
0.458 AC.  
INSTR. NO. 201702130020943  
P.N. 010-000458

3/4" I.D. Iron Pipe Found

3/4" I.D. Iron Pipe Found

REALTY INCOME CORPORATION  
ORIG. 1.169 AC. (0.673 AC.)  
INSTR. 200409170217944  
P.N. 010-138785

3/4" I.D. Iron Pipe Found

WIZ OF OZ CORP.  
0.432 AC.  
INSTR. 200406180141379  
P.N. 010-271486

VACATED PORTION OF SERVICE ROAD  
P.B. 75, PG. 79  
(VAC. ORD. 960-92)

P.K. Nail Set

NMRD LIMITED  
ORIG. 1.982 AC.  
INSTR. NO. 201702130020943  
P.N. 010-297194

SERVICE ROAD  
P.B. 75, PG. 79

NORTHLAND RESTAURANT SERVICES, LLC  
0.800 AC.  
INSTR. 201707210100219  
P.N. 010-297504

P.K. Nail Set

P.K. Nail Set

5/8" Rebar Found

S86° 19' 25"E  
259.03'

P.K. Nail Set

P.K. Nail Set

143.56'  
N03° 40' 35"E

144.00'  
S03° 43' 34"W

P.K. Nail Set

246.91'  
N86° 19' 25"W

117.49'  
N86° 19' 25"W

TRUE PLACE OF BEGINNING FOR A 0.856 AC. TRACT

REF. POINT OF BEGINNING FOR A 0.856 AC. TRACT

N03° 40' 35"E  
109.00'

SERVICE ROAD  
P.B. 40, PG. 86

Original C/L of Morse Road

C/L of Construction

$\Delta = 4^\circ 10' 14''$   
R = 165.00'  
L = 12.01'  
Ch = 12.01'  
N84° 14' 18"W

MORSE ROAD ~ VARIABLE WIDTH

1" I.D. Iron Pipe Found in Monument Box

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 June, 2017. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

*Kevin L. Baxter* 8/24/17  
Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:



**Bird+Bull**  
Engineers & Surveyors  
3500 Snuffer Road, Suite 225  
Columbus, Ohio 43235  
Ph: (614) 761-1661  
Fax: (614) 761-1328  
WWW.BIRDBULL.COM

EXHIBIT OF A 0.856 AC. TRACT,  
ALONG MORSE RD., EAST OF KARL RD.,  
CITY OF COLUMBUS, FRANKLIN CO., OHIO  
(QTR. TWP. 4, T. 2 N., R. 18 W., U.S.M.L.)

SCALE: 1" = 80'	JOB NO. 1
DWN: KLB CKD: AUGUST 24, 2017	17-072 1