

H:\Jobs\2017\141\CADD\Survey\Exhibit\Additional Legal Descriptions 1.dwg 06/26/2019

BROAD STREET (S.R. 16) ~ R/W VARIES

Dedicated by: P.B. 19, PG. 10

Ex. R/W

S82° 06' 57"W
272.35'

CITY OF WHITEHALL, OHIO
0.1477 AC. - PARCEL 20-WD
INSTR. NO. 201503270038276

REF. POINT OF
BEGINNING FOR A
0.660 AC. TRACT

CITY OF WHITEHALL
0.1719 AC. - PARCEL 21-WD
INSTR. NO. 201504140047383

S04° 17' 31"W
51.15'

TRUE PLACE OF
BEGINNING FOR A
0.660 AC. TRACT

SUN PLAZA, LTD.
ORIG. 0.166 AC. - PARCEL 1
INSTR. NO. 200207190177366
P.N. 090-005410

SUN PLAZA, LTD.
PARCEL 3
INSTR. NO. 200207190177366
P.N. 090-001974

LOFTS AT NORTON CROSSING
P.B. 126, PGS. 46-49

WHITEHALL COMMUNITY
IMPROVEMENT CORPORATION
4.985 AC. - PARCEL II
INSTR. NO. 201810260146582
P.N. 090-000898

RECEIVED
JUN 28 2019
Franklin County Engineer
Cornell R. Robertsohn, P.L., P.S.

LOT 2
(1.847 AC.)

LOT 3
(3.987 AC.)

S04° 17' 31"W
352.90'

NORTON CROSSING APARTMENTS, LLC
1.786 AC.
INSTR. NO. 201809040119542
P.N. 090-000921

HAMILTON ROAD ~ 60'
R.R. 15, PG. 216

NORTON PARK DRIVE

ORIG. THE CITY OF WHITEHALL,
OHIO
0.392 AC. - PARCEL 2
INSTR. NO. 201806040073857
P.N. 090-005408

CHARITY REALTY, INC.
D.B. 1922, PG. 512
APPROPRIATED BY
R.R. 15, PG. 216

N85° 29' 03"W
47.34'

OPPORTUNITY WAY ~ 74'

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in January, 2018. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

Kevin L. Baxter 6/17/19
Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:

BASIS OF BEARINGS: Basis of bearings is the centerline of East Broad Street, being S 82° 31' 57" 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.

Iron pins with cap found (ACD) are indicated by the following symbol: P.K./MAG Nails set (by ACD - Advanced Civil Design, Inc.) are indicated by the following symbol:



3500 Snouffer Rd., Ste.225
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

WHITEHALL COMMUNITY IMPROVEMENT CORPORATION
INSTR. NO. 201810260146582

EXHIBIT OF A 0.660 ACRE TRACT
ALONG BROAD ST., WEST OF HAMILTON RD.,
CITY OF WHITEHALL, FRANKLIN CO., OHIO

0.660 AC., SEC. 4, T. 12 N., R. 21 W., REFUGEE LANDS

SCALE: 1" = 60' JOB NO. 1
DWN: KLB CKD: JUNE 17, 2019 17-141 1

