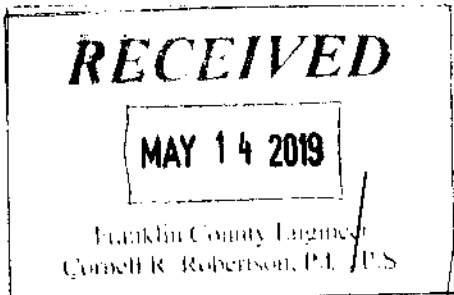


# 13.349 Acre Exhibit

QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 17  
UNITED STATES MILITARY DISTRICT  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the westerly right of way line of Cherry Bottom Road having a bearing of S04°45'12"E.



Annhurst Apartments  
of Columbus III  
P.N. 600-129939  
O.R. 10853, Pg. J12  
5.459 Acres

Reserve "A"  
Chilcote's Ingleside  
P.B. 19, Pg. 28

## 13.349 Acres

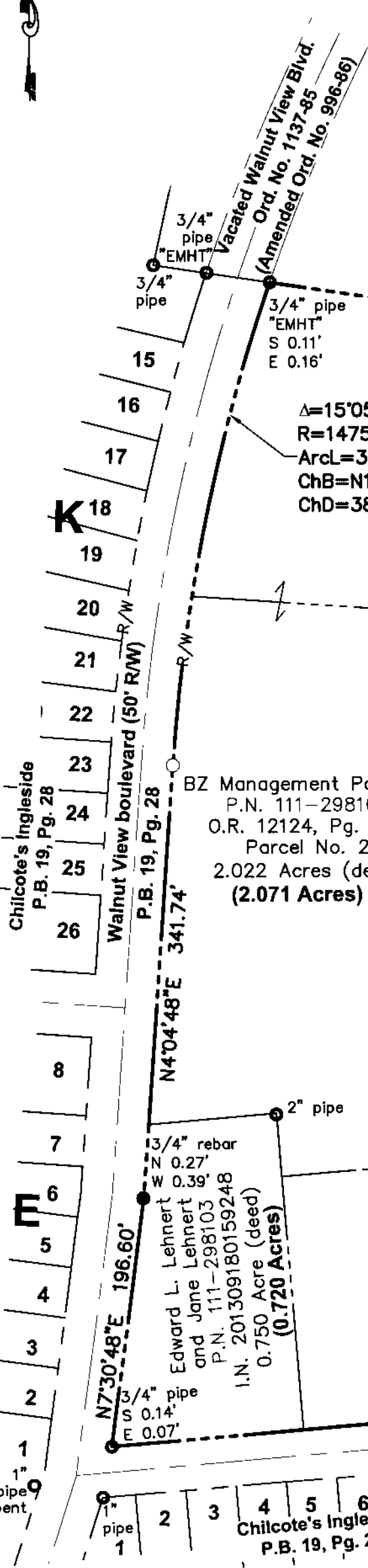
BZ Management Partners  
P.N. 111-298104  
O.R. 12124, Pg. C07  
Parcel No. 2  
2.022 Acres (deed)  
(2.071 Acres)

BZ Management Partners  
P.N. 111-298104  
O.R. 12124, Pg. C07  
Parcel No. 1  
(6.663 Acres)

Clark D. Baltzell and  
Gloria J. Zaharoff  
P.N. 111-298105  
I.N. 201606160076464  
1.138 Acre (deed)  
(1.034 Acres)

Magnolia Trace LLC  
P.N. 111-298108  
I.N. 201905020051133  
3 Acres (deed)  
(2.861 Acres)

Edward L. Lehnert  
and Jane Lehnert  
P.N. 111-298103  
I.N. 201309180159248  
0.750 Acre (deed)  
(0.720 Acres)



$\Delta=15^{\circ}05'59''$   
 $R=1475.00'$   
 $Arcl=388.72'$   
 $ChB=N11^{\circ}37'47''E$   
 $ChD=387.60'$

$\Delta=5^{\circ}11'57''$   
 $R=550.86'$   
 $Arcl=49.99'$   
 $ChB=S2^{\circ}09'14''E$   
 $ChD=49.97'$

$N7^{\circ}30'48''E$  196.60'  
 $N4^{\circ}04'48''E$  341.74'  
 $S85^{\circ}14'48''W$  775.20'  
 $S81^{\circ}29'43''E$  589.61'  
 $S4^{\circ}45'12''E$  716.52'

### LEGEND

- Iron Pin Found
- Pipe Found
- ✕ MagNail Found
- ▲ RR Spike Found
- ◻ Monument Box
- Iron Pin Set
- ✕ MagNail Set
- △ RR Spike Set

All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

This Survey is based on existing records from Franklin County, and from actual field survey work.

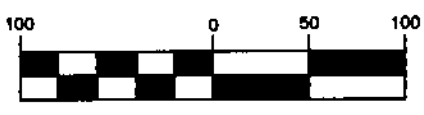
ADVANCED CIVIL DESIGN, INC.  
*Jonathan E. Phelps* 5/14/19  
Date  
Reg. No. 8241

DRAWN BY: JEP JOB NO.: 18-0025-414  
DATE: 05/14/2019 CHECKED BY: JEP

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

ENGINEERS SURVEYORS

### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

