

1.567 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.

RECEIVED

JUN 17 2019

Franklin County Engineer
Candice P. B. Foster, P.E., P.S.

$\Delta=13^{\circ}49'39''$
 $R=1475.00'$
 $ArcL=355.97'$
 $ChB=N12^{\circ}15'57''E$
 $ChD=355.11'$

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

$\Delta=5^{\circ}29'00''$
 $R=570.86'$
 $ArcL=54.63'$
 $ChB=S2^{\circ}00'42''E$
 $ChD=54.61'$

1.567 Acres

Reserve "A"

Chilcote's Ingleside
P.B. 19, Pg. 28

Magnolia Trace LLC
I.N. 201905150056939
Parcel No. 1 (remainder)

City of Columbus, Ohio
I.N. 201906140071184
0.353 Acres

Magnolia Trace LLC
I.N. 201905150056939
Parcel No. 2
2.022 Acres

Magnolia Trace LLC
I.N. 201905210059196
1.138 Acres
(remainder)


Magnolia Trace LLC
I.N. 201905020051133
3 Acres (remainder)

$S85^{\circ}14'48''W$
20.00'

LEGEND

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

DRAWN BY: JEP JOB NO.: 18-0025-414
DATE: 06/17/2019 CHECKED BY: JEP



ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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
Jonathan E. Phelps Date
Reg. No. 8241

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.