

Basis of Bearings is the most westerly line of said 4.01 acre tract of land, being N 13° 00' 00" E, of record in Instrument 200912240186457, Recorder's Office, Franklin County, Ohio, and all other bearings are based upon this meridian.

MICHAEL J. GRAVES  
0.848 AC.  
INSTR. 201803160035259  
P.N. 570-105104

DANNY R. JONES, TRUSTEE  
2.5 AC.  
INSTR. 200706270112339  
P.N. 570-105107

HARRY R. McDERMITT  
4.556 AC.  
INSTR. 201812260173611  
P.N. 570-115479

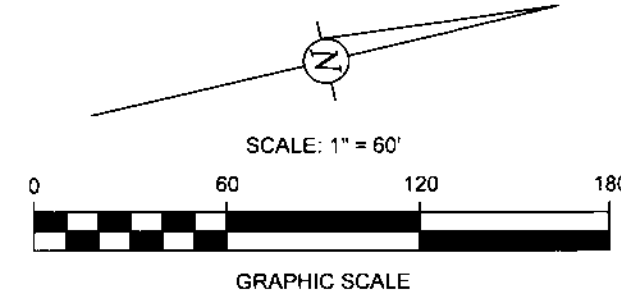
N13° 00' 00"E  
470.20'

CITY OF COLUMBUS  
FRANKLIN TOWNSHIP

Iron Pipe w/Cap Found  
3/4" I.D. Iron Pipe Found

CRA-CO INVESTMENTS, LLC  
INSTR. 201007070084822,  
INSTR. 201007070084823,  
INSTR. 201007070084824  
0.25 AC. - PARCEL II  
P.N. 140-004363

DASH INVESTMENTS, LLC  
4.000 AC.  
INSTR. 201704100047587  
P.N. 140-003869



E.00'50".7LS  
N.11'52"

Fence Post  
M.00'10".7LN

N13° 06' 31"E  
337.85'

CITY OF COLUMBUS  
FRANKLIN TOWNSHIP

3/4" I.D. Iron Pipe Found

3.265 AC.

S13° 08' 56"W  
387.89'

S13° 12' 07"W  
280.28'

1" I.D. Iron Pipe Found

1" I.D. Iron Pipe Found

LOT 5  
DARRYL M. HACKLEY &  
KANDICE O. HOLTON  
0.44 AC.  
O.R. 17741, PG. 1 01  
P.N. 140-000245

STEVE & JENNIFER  
SPAULDING  
0.362 AC.  
INSTR. 201805100062714  
P.N. 140-001667

USA SUPK  
0.362 AC.  
INSTR. 201611150157512  
P.N. 140-000369

CHARLES A. & DEBORAH A.  
DRAKE  
0.362 AC. - PARCEL 3  
INSTR. 201506180081300  
P.N. 140-003619

0.362 AC. - PARCEL 2  
P.N. 140-001587

P.N. 140-003780

0.249 AC.  
0.486 AC.  
E.00'50".7LS  
M.00'50".7LN

P.N. 140-003775

JUDITH A. PORTER  
0.506 AC.  
D.B. 3520, PG. 67

P.N. 140-003983  
P.N. 140-000487

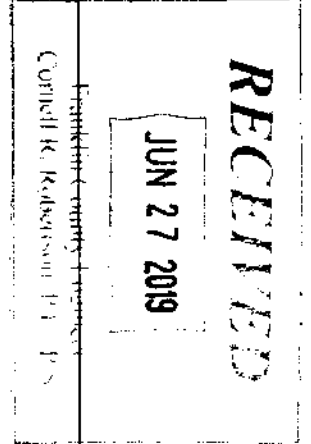
WANDA LEE GREEN  
0.45 AC.  
INSTR. 199709220097887  
P.N. 140-003767

CHAD & SANDRA WESTFALL  
INSTR. 201801040002061

P.N. 140-000165  
P.N. 140-004107

Point, referenced by a 5/8" Soil found, S 65° 36' 13" W a distance of 1.01'

DWIGHT D. & LINDA L.  
JOHNSON  
0.567 AC.  
INSTR. 201609210128232  
P.N. 140-001603



N13° 08' 56"E  
94.31'  
P.K. Nail Set  
48.24'  
S13° 08' 56"W  
P.K. Nail Set

(0.028 AC. IN R/W)

GENEVA AVENUE ~ 50'

ROAD RECORD 13, PGS. 124-129

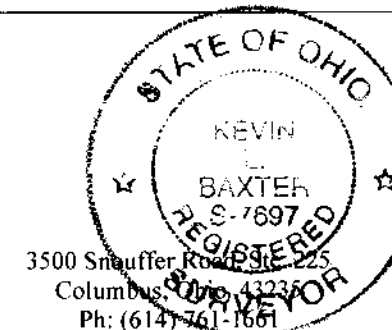
3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

EXHIBIT OF A 3.514 ACRE TRACT  
AT 1109 GENEVA AVENUE,  
FRANKLIN TOWNSHIP, FRANKLIN CO., OHIO  
(VIRGINIA MILITARY SURVEY NO. 717)

PLACE OF BEGIN.  
FOR A 3.514  
ACRE TRACT

SCALE: 1" = 60'

MAY 07, 2019



I hereby certify that this plat was prepared from an actual field survey performed under my supervision in January, 2006. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc.".

By *Kevin L. Baxter* 5/07/19  
Kevin L. Baxter ~ Ohio Surveyor No. 7697