

JAN 23 2020

EVELYN M. LILLEY  
0.41 AC.  
D.B. 3565, PG. 571  
P.B. 010-111281

JOAN HEIGHTS SUBDIVISION  
P.B. 18, PG. 52

VALLEYVIEW HEIGHTS  
P.B. 29, PG. 38  
28 29 30 31

THE CITY OF COLUMBUS, OHIO  
15.216 AC.  
D.B. 2041, PG. 384  
P.N. 010-111273

HILDRETH PROPERTIES, INC  
5.168 AC.  
INSTR. NO 201904090040068  
P.N. 010-003930

CAMP CHASE RAILWAY COMPANY, LLC  
INSTR. NO. 201510050140665  
P.N. 010-062384

3201 ALBERTA STREET LLC  
ORIG. 11, 198 AC.  
INSTR. NO. 201504090045431  
P.N. 010-065210

THE BOARD OF EDUCATION OF THE  
CITY SCHOOL DISTRICT OF COLUMBUS  
35.936 AC.  
D.B. 1977, PG. 564  
P.N. 010-111409

SYLVAN AVE.  
~ 60' (P.B. 18, PG. 52)

3/4" I.D. Iron Pipe Found

3/4" Solid Found

1/2" I.D. Iron Pipe Found

MAG Nail Set

5/8" Rebar Found

5/8" Rebar Found

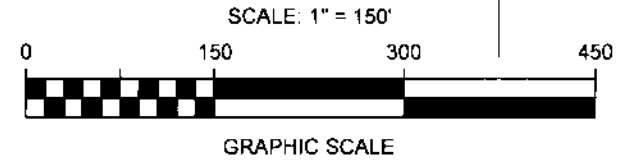
3/4" I.D. Iron Pipe Found

N84° 59' 55"E  
283.00'

N04° 59' 46"W  
166.01'

S54° 36' 14"W  
328.11'

PLACE OF BEGIN.  
FOR A 0.539 AC.  
TRACT



**BASIS OF BEARINGS:** Basis of bearings is the northwesterly line of Camp Chase Trail Tract, being N 54° 36' 14" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS\_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

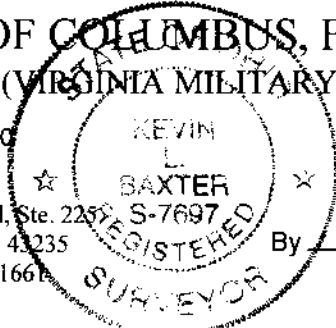
3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

**EXHIBIT OF A 0.539 ACRE TRACT,  
NE OF SYLVAN AVENUE,  
ALONG THE NORTHERLY LINE OF CAMP CHASE RAILWAY.  
CITY OF COLUMBUS, FRANKLIN CO., OHIO  
(VIRGINIA MILITARY SURVEY NO. 3315)**

SCALE: 1" = 150'

JANUARY 22, 2020

3500 Snouffer Road, Ste. 2235  
Columbus, Ohio 43235  
Ph: (614) 761-1660



*Kevin L. Baxter*  
By  
Kevin L. Baxter ~ Ohio Surveyor No. 7697