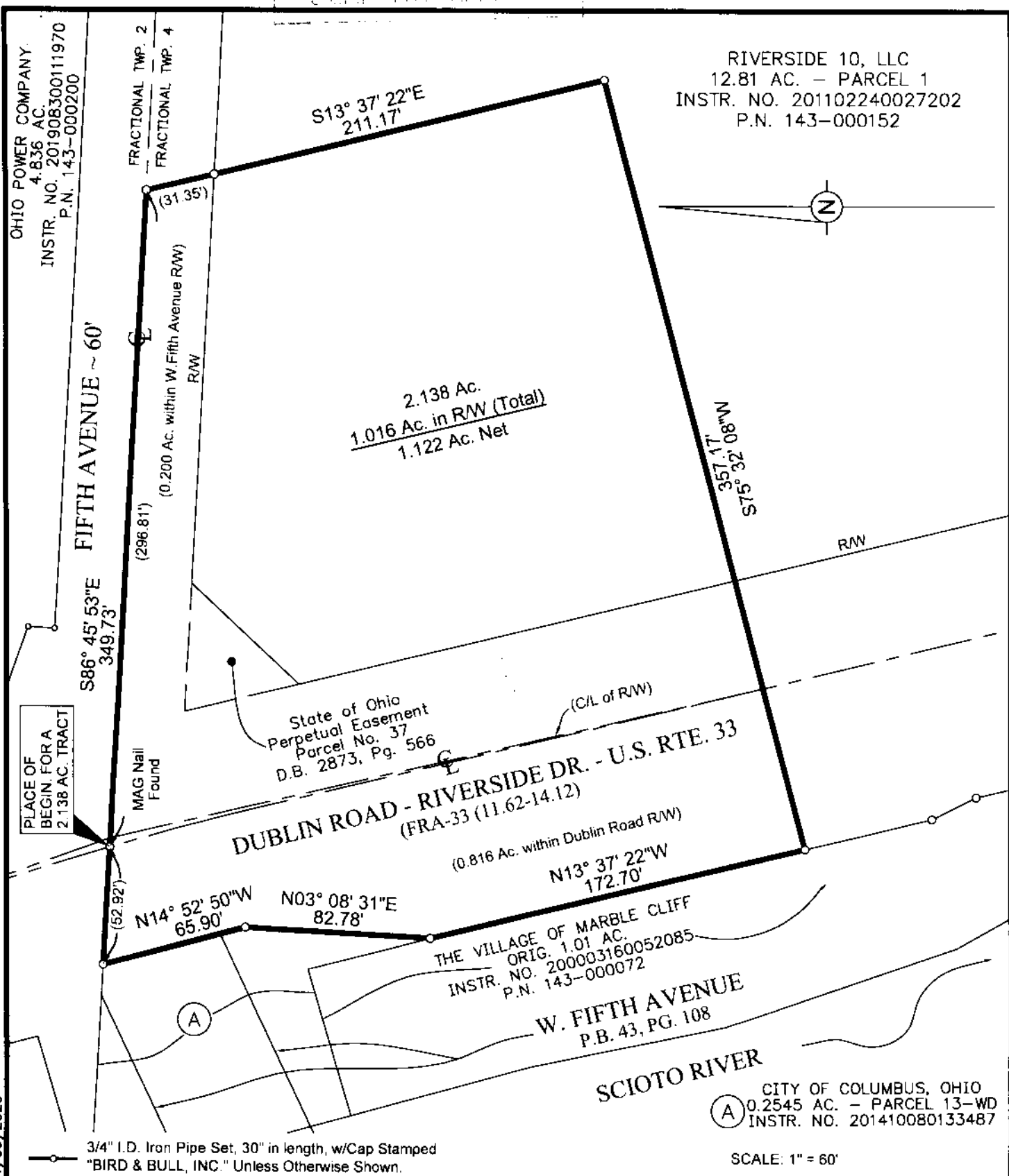


JAN 06 2020



RIVERSIDE 10, LLC  
 12.81 AC. - PARCEL 1  
 INSTR. NO. 201102240027202  
 P.N. 143-000152



PLACE OF  
 BEGIN. FORA  
 2.138 AC. TRACT

FRACTIONAL TWP. 2  
 FRACTIONAL TWP. 4

OHIO POWER COMPANY  
 4.836 AC.  
 INSTR. NO. 20190830011970  
 P.N. 143-000200

FIFTH AVENUE ~ 60'

S86° 45' 53"E  
 349.73'

(296.81')

(0.200 Ac. within W Fifth Avenue R/W)

2.138 Ac.  
 1.016 Ac. in R/W (Total)  
 1.122 Ac. Net

State of Ohio  
 Perpetual Easement  
 Parcel No. 37  
 D.B. 2873, Pg. 566

DUBLIN ROAD - RIVERSIDE DR. - U.S. RTE. 33  
 (FRA-33 (11.62-14.12))  
 (0.816 Ac. within Dublin Road R/W)

N14° 52' 50"W  
 65.90'

N03° 08' 31"E  
 82.78'

N13° 37' 22"W  
 172.70'

THE VILLAGE OF MARBLE CLIFF  
 ORIG. 1.01 AC.  
 INSTR. NO. 200003160052085  
 P.N. 143-000072

W. FIFTH AVENUE  
 P.B. 43, PG. 108

SCIOTO RIVER

CITY OF COLUMBUS, OHIO  
 (A) 0.2545 AC. - PARCEL 13-WD  
 INSTR. NO. 201410080133487

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

SCALE: 1" = 60'



GRAPHIC SCALE

BASIS OF BEARINGS: Basis of bearings is the centerline of West Fifth Avenue, being N 86 45' 53" W, as transferred from the GPS Survey of Franklin County Monuments Frank 52 and Frank 152 and is based on the NAD 83 (1986 Adjustment) Ohio State Plane Coordinate System, South Zone.

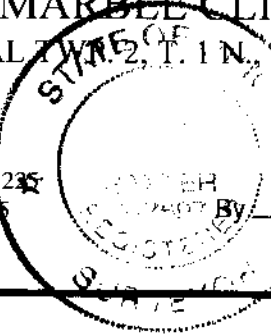
EXHIBIT OF A 2.138 ACRE TRACT  
 AT THE NW CORNER OF W. FIFTH AVENUE AND  
 DUBLIN ROAD/RIVERSIDE DRIVE/U.S. RTE. 33  
 VILLAGE OF MARBLE CLIFF, FRANKLIN CO., OHIO  
 (FRACTIONAL TWP. 2, T. 1 N., R. 23 W., CONGRESS LANDS)

SCALE: 1" = 60'

NOVEMBER 07, 2019

3500 Snouffer Road, Ste 235  
 Columbus, Ohio 43235  
 Ph: (614) 761-1661

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



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