

SURVEY EXHIBIT OF PROPOSED 0.018 ACRE TRACT PART OF LAND OF TIM DONUT U.S. LIMITED, INC. CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO, V.M.S. 547

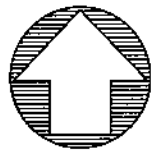


OFFICES

128 East Main Street
Logan, Ohio 43138
740-385-2140

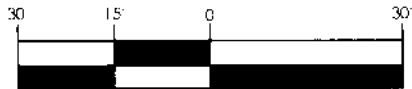
1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640



NORTH

GRAPHIC SCALE



1" = 30'

R.P.O.B.
PARK MILL RUN DR.
(VARIABLE R/W)
P.B. 78, PG. 87
N 75°01'31" E

Δ = 34°25'30"
R = 850.00'
L = 510.70'
LC = S 02°14'13" W
503.06'

KFC U.S. PROPERTIES, INC.
PID: 560-227588-00
I.N. 20030122002289
1.004 AC. (DEED)

MILL RUN SUBDIVISION
STREET & EASEMENT
DEDICATION PLAT
SECTION 3
P.B. 64, PG. 36
PARCEL D

TIM DONUT U.S. LIMITED, INC.
PID: 560-227132-00
I.N. 201212310201238 &
I.N. 201212310201239
0.786 AC. (DEED)

MONRO MUFFLER
BRAKE, INC.
PID: 560-224000-00
O.R. 32480, PG. H04
0.610 AC. (DEED)

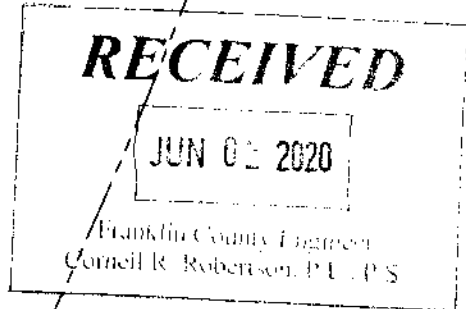
S 75°40'34" E 6.02'

Δ = 9°24'49"
R = 804.00'
L = 132.10'
LC = N 24°11'41" E
131.95'

Δ = 9°20'37"
R = 810.00'
L = 132.07'
LC = S 24°07'13" W
131.92'

N 75°40'34" W 6.20'

PROPOSED
0.018 AC.
TRACT



CERTIFICATION

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN DECEMBER, 2019. THIS DRAWING IS REPRESENTATIVE OF A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

SANDS DECKER

STEVEN W. NEWELL
OHIO PROFESSIONAL
SURVEYOR 7212

06/01/2020
DATE

SURVEYOR'S NOTES

- 1) BASED ON RECORDS ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE AND THE FRANKLIN COUNTY ENGINEER'S OFFICE.
- 2) REFERENCES: DOCUMENTS NOTED HEREON.
- 3) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK, BASED ON THE CENTERLINE OF MILL RUN DR. BEARING NORTH 75°01'31" EAST.
- 4) ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPES, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "SANDS DECKER."

- IRON PIN FOUND
- IRON PIN SET
- ▲ MAG NAIL SET

S:\Tim Hortons USA 3872 Tim Hortons 3711 Fishing Road Columbus OH\Dwg