H:\Jobs\2014\122\ACAD\dwg\Survey\Exhibits\Kroger N-232 - Combined.dwg 04/09/2020

GLENMEADOWS P.B. 34, PGS. 104-106

131 132 133 134 135 136 137 138 139 140 141 142 143 144

1" I.D. Iron Pipe Found
5/8" I.D. Iron Pipe Found
5/8" Solid Iron Pin Found
1" I.D. Iron Pipe Found
3/4" I.D. Iron Pipe Found
Iron Pipe/Cap Found (PK Moore)
3/4" I.D. Iron Pipe Found
1" I.D. Iron Pipe Found

THE AMERICAN JERSEY CATTLE CLUB
(UND. 85%)
NATIONAL ALL-JERSEY, INC.
(UND. 15%)
0.718 AC.
O.R. 11656, PG. A 15
P.N. 060-007494

ROSEWOOD CONDOMINIUM FIRST AMENDMENT
CONDO. P.B. 72, PG. 81
O.R. 34819, Pg. A 07

ROSEWOOD CONDOMINIUM CONDO.
P.B. 70, PG. 53
O.R. 32886, PG. F 06

603.68'
S85° 54' 20"E

S85° 51' 45"E
82.50'

3/4" Pinch Top Iron Pipe Found

5/8" Solid Iron Pin Found

330.01'
N06° 06' 52"E

THE KROGER CO.
5.247 AC. - TRACT 6
INSTR. NO. 201609010117481
P.N. 060-005161

S03° 31' 07"W
246.32'

P.N. 060-001355
P.N. 060-001353

ROSEHILL-RUBEN LIMITED PARTNERSHIP
2.977 AC.
O.R. 32956, PG. C 09

ROSE HILL ROAD ~ 60'

SCALE: 1" = 120'

0 120 240 360

GRAPHIC SCALE

STONEGATE 6488, LLC
0.595 AC.
INSTR. 200505020081264
P.N. 060-007348

Iron Pipe/Cap Found (Ahlers & Moe)

N86° 00' 08"W
74.65'

5/8" I.D. Iron Pipe Found

S85° 55' 04"E
526.33'

3/4" I.D. iron Pipe Found

HALF SECTION 17
HALF SECTION 20

5/8" Solid Iron Pin Found

HALF SECTION 17
HALF SECTION 20

3/4" Pinch Top Iron Pipe Found

THE KROGER CO.
1 AC.
INSTR. NO. 201608010099976
P.N. 060-005162

(496.33')

(0.056 Ac. in R/W)

MAG Nail Set

S03° 23' 51"W
81.48'

N86° 00' 08"W
30.00'

BASIS OF BEARINGS: Basis of bearings is the centerline of Rose Hill Road, being S 03° 23' 51" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio State Plain Coordinate System (South Zone - NAD 83, 2011 Adjustment) and all other bearings are based upon this meridian.

STONEGATE III
0.656 AC.
O.R. 10621, PG. B 17
P.N. 060-007447

WEIBERG'S ROSE HILL ADD'N
P.B. 17, PG. 126

Iron Pipe/Cap Found (Ahlers & Moe)

448.18'
N04° 14' 35"E

THE KROGER CO.
LOTS 2-7
INSTR. NO. 201609010117481

(P.B. 17, PG. 126)

THE KROGER CO.
2.02 AC. - PARCEL 3
INSTR. NO. 201612280178087
P.N. 060-005177

RESERVE "A"
(P.B. 17, PG. 237)

3/4" Solid Iron Pin Found

(P.B. 17, PG. 126)

S03° 23' 51"W
348.21'

ACREAGE BREAKDOWN

P.N. 060-005164	-	0.510 Ac.
P.N. 060-001053	-	0.342 Ac.
P.N. 060-001215	-	0.687 Ac.
P.N. 060-005177	-	2.049 Ac.
P.N. 060-005162	-	0.989 Ac.
P.N. 060-005161	-	5.242 Ac.
P.N. 060-005170	-	1.019 Ac.
P.N. 060-005171	-	0.998 Ac.
P.N. 060-005172	-	0.978 Ac.
P.N. 060-005173	-	0.958 Ac.
P.N. 060-005174	-	0.937 Ac.
P.N. 060-005175	-	0.917 Ac.
P.N. 060-005176	-	0.897 Ac.

HOLZER-WOLLAM PARTNERSHIP
0.980 AC.
O.R. 8905, PG. A 04
P.N. 060-007347

TRACT 1 P.N. 060-005170
TRACT 2 P.N. 060-005171
TRACT 2 P.N. 060-005172
TRACT 3 P.N. 060-005173
TRACT 4 P.N. 060-005174
TRACT 5 P.N. 060-005175

THE KROGER CO.
LOT 8 - PARCEL 1
INSTR. NO. 201612280178087
P.N. 060-005176

JANDARR INVESTMENTS, LLC
0.882 AC.
INSTR. 201404210048010
P.N. 060-005169

WEIBERG'S ROSE HILL AMENDED ADD'N
P.B. 17, PG. 237
(LOTS 2-7)

WAMCO PROPERTIES, LLC
0.2794 AC.
INSTR. 200912290187574
P.N. 060-005160

Iron Pipe/Cap Found (Ahlers & Moe)

(0.012 Ac. in R/W)
(0.018 Ac. in R/W)
(0.012 Ac. in R/W)
(0.012 Ac. in R/W)

PARCEL 2

(0.003 Ac. in R/W)

PLACE OF BEGIN. FOR A 16.523 ACRE TRACT

"X" Cut in Brick Set

5/8" Solid Iron Pin Found

N35° 03' 16"W
48.24'

MAG Nail Set

Iron Pipe/Cap Found (Ahlers & Moe)

1132.94'
S88° 56' 04"W

(P.B. 17, PG. 126)

STATE OF OHIO PARCEL NO. 44
(R/W Easement)
D.B. 2758, PG. 37

E. MAIN STREET ~ U.S. RTE. 40 (VARIABLE WIDTH)

STATE OF OHIO PARCEL NO. 50
(R/W Easement)
D.B. 2795, PG. 62

STATE OF OHIO
KEVIN L. BAXTER
S-7697
REGISTERED SURVEYOR

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in September, 2015.

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

Kevin L. Baxter 06/05/2017

Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:

(A) THE KROGER CO.
0.691 AC. - PARCEL 4
INSTR. NO. 201612280178087
P.N. 060-001215

(B) THE KROGER CO.
0.343 AC.
INSTR. NO. 201608010099977
P.N. 060-001053

(C) THE KROGER CO.
0.515 AC.
INSTR. NO. 201608010099978
P.N. 060-005164

(D) THE DeVORE GROUP, INC.
0.4466 AC.
INSTR. 201202130020517
P.N. 060-008618

(E) 6502 HOLDING, LLC
0.3135 AC.
INSTR. 201101250012421
P.N. 060-008879

(F) Portion of Weiberg Place, vacated by the Franklin County Commissioners in Road Record 14, Pg. 443.

Bird+Bull
3500 Snouffer Rd., Ste.225
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

THE KROGER CO.

EXHIBIT OF A 16.523 ACRE TRACT
AT THE NW CORNER OF E. MAIN STREET
AND ROSEHILL ROAD,
CITY OF REYNOLDSBURG, FRANKLIN CO., OHIO

IN HALF SEC. 17 & 20, SEC. 13, T. 12 N. R., 21 W., REFUGEE LANDS

SCALE: 1" = 120'		JOB NO.	1
DWN: KLB	CKD:	JUNE 05, 2017	14-122	1