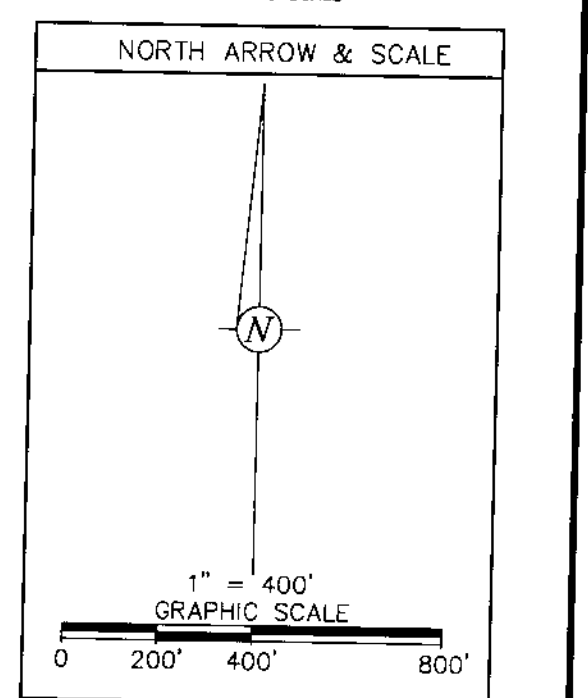
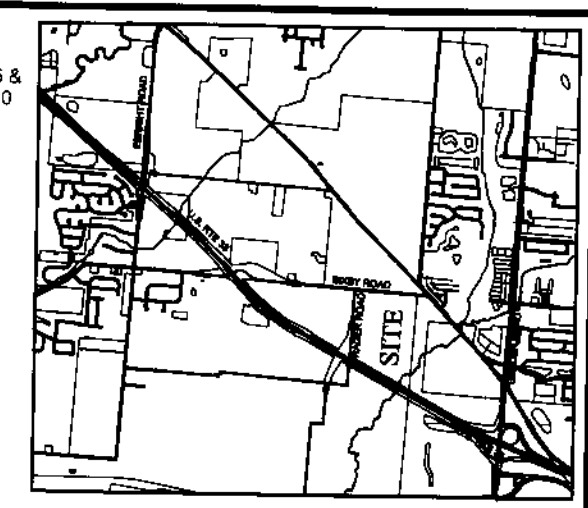
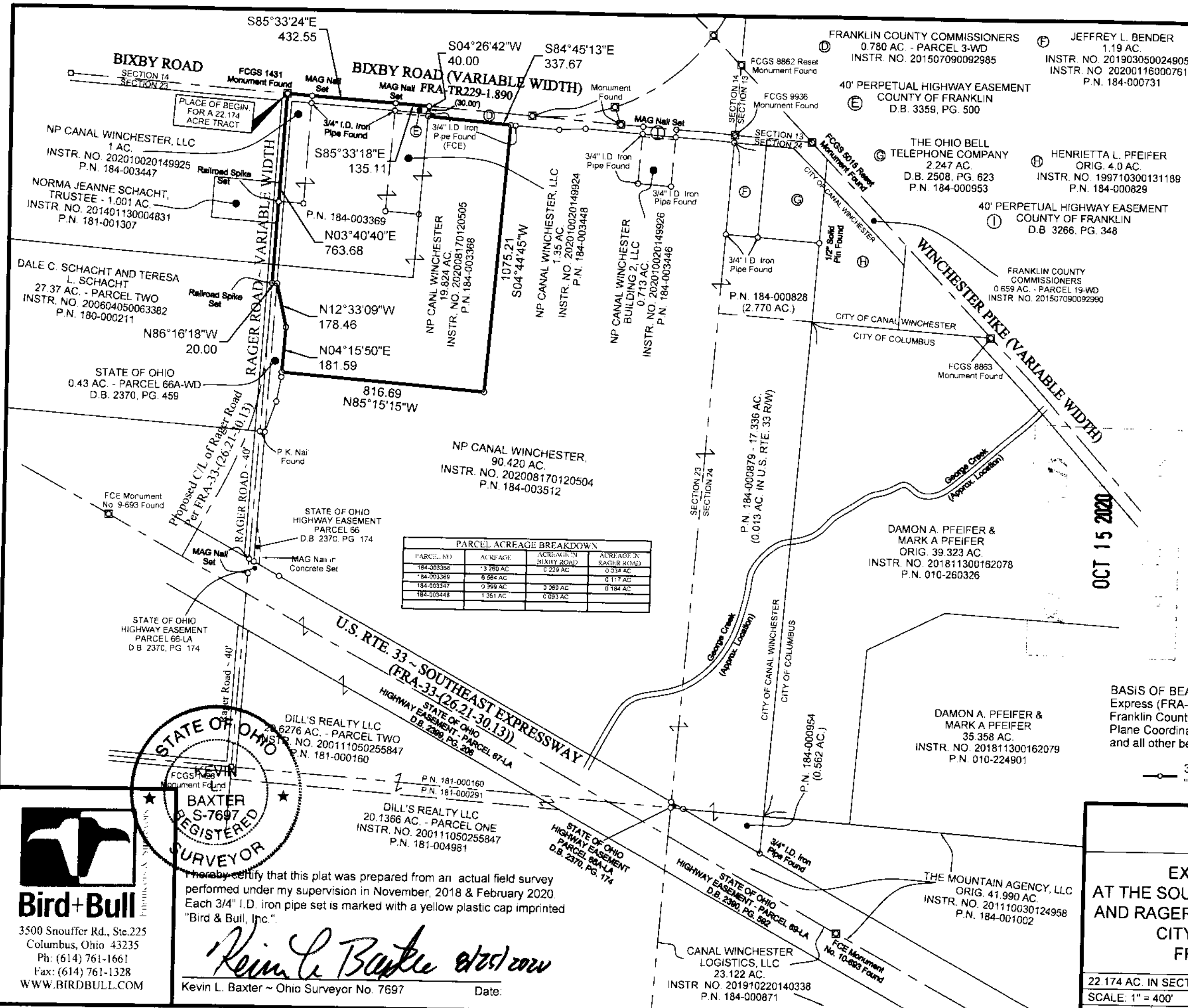


H:\Jobs\2018\105\CADD\Survey\Exhibit\NorthPoint\Northpoint Combination.dwg 10/08/2020

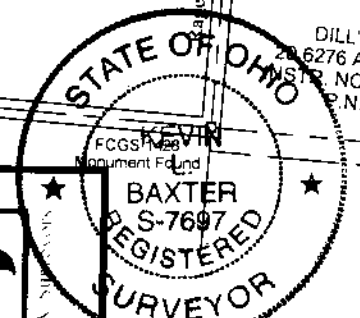


PARCEL ACREAGE BREAKDOWN

PARCEL NO.	ACREAGE	ACREAGE IN BIXBY ROAD	ACREAGE IN RAGER ROAD
184-003366	3.260 AC	0.229 AC	0.334 AC
184-003369	6.664 AC		0.117 AC
184-003347	0.999 AC	0.369 AC	0.184 AC
184-003448	1.351 AC	0.093 AC	

BASIS OF BEARINGS: The Centerline of U.S. Rte. 33 ~ Southeast Express (FRA-33-(26.21-30.13)), being N 61° 15' 01" W between Franklin County Engineer's Monuments 10-693 & 9-693, Ohio State Plane Coordinate System (South Zone - NAD 83, 2011 Adjustment) and all other bearings are based upon these monuments

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



I hereby certify that this plat was prepared from an actual field survey performed under my supervision in November, 2018 & February 2020. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

Kevin L. Baxter 8/25/2020
 Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:

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

NP CANAL WINCHESTER

EXHIBIT OF A 22.174 TRACT AT THE SOUTHEAST CORNER OF BIXBY ROAD AND RAGER ROAD, MADISON TOWNSHIP AND CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO

22.174 AC. IN SECTION 23, T. 11 N., R. 21 W., CONGRESS LANDS

SCALE: 1" = 400'

DWN: KLB	CKD:	AUGUST 25, 2020	JOB NO. 18-105	1
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