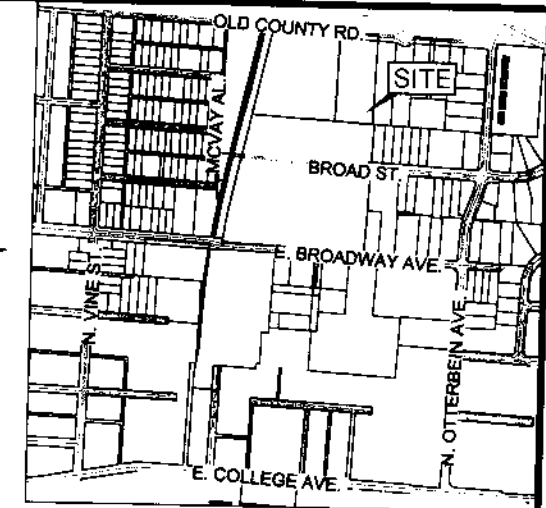


RECEIVED

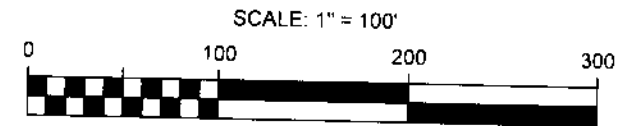
OCT 15 2020

Franklin County Engineer
Comptroller Robertson, P.E., P.S.

3/4" I.D. Iron Pipe Found



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE

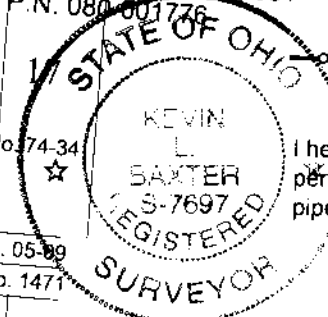
BASIS OF BEARINGS: Basis of bearings is the centerline of Broadway Avenue, being N 86° 42' 42" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio State Plain Coordinate System (South Zone - NAD 83, 2011 Adjustment) and all other bearings are based upon this meridian.

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 January, 2006. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

Kevin L. Baxter 10/02/2020
Kevin L. Baxter - Ohio Surveyor No. 7697 Date:

PARCEL ACREAGE BREAKDOWN		
PARCEL NO.	ACREAGE	ACREAGE IN BROADWAY AVE.
080-002485	0.036 AC.	
080-009155	0.781 AC.	0.027 AC.
080-001704	3.876 AC.	



V3
V3 Companies, Ltd.
3500 Snouffer Road, Suite 225
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328

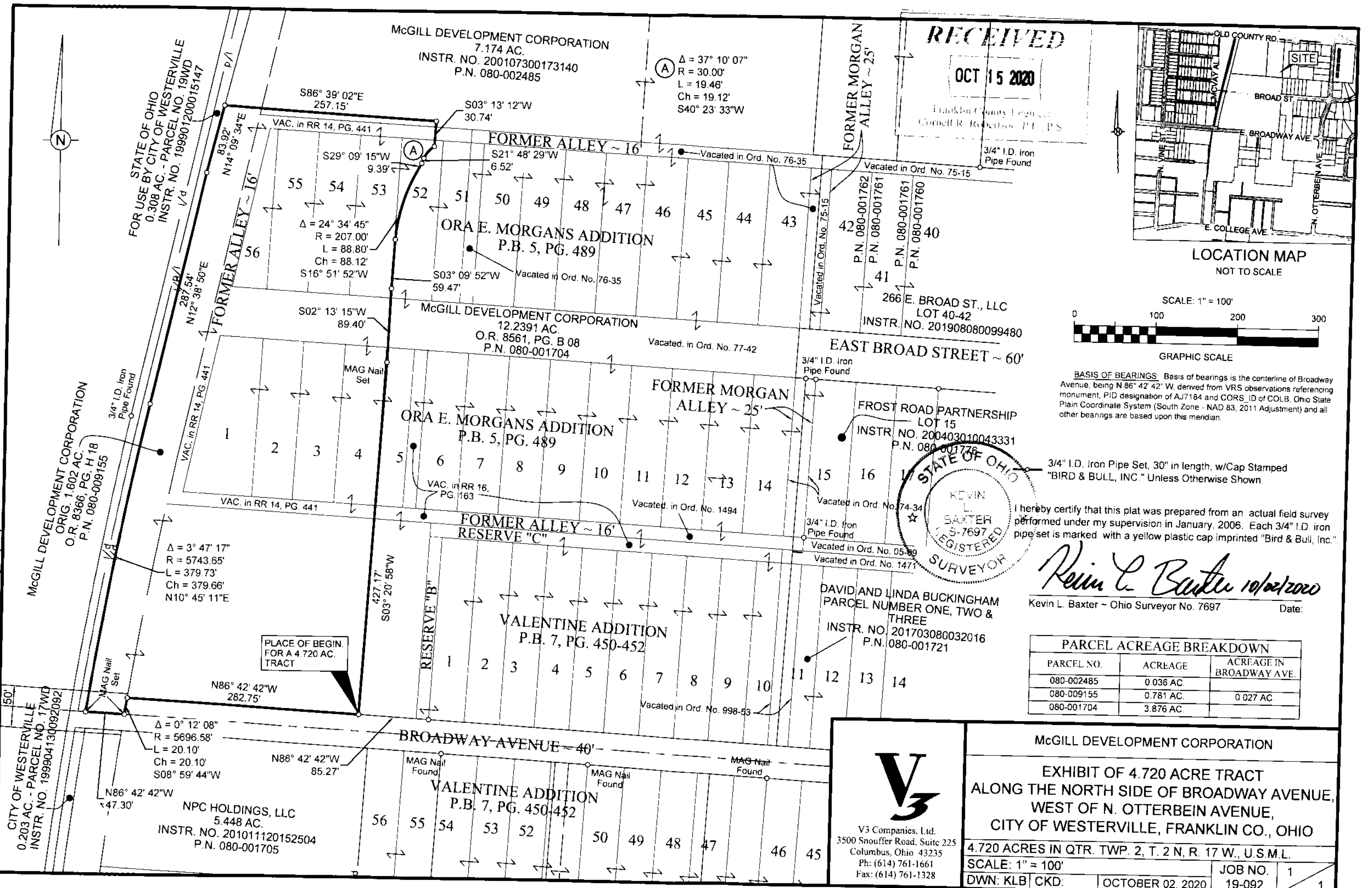
McGILL DEVELOPMENT CORPORATION

**EXHIBIT OF 4.720 ACRE TRACT
ALONG THE NORTH SIDE OF BROADWAY AVENUE,
WEST OF N. OTTERBEIN AVENUE,
CITY OF WESTERVILLE, FRANKLIN CO., OHIO**

4.720 ACRES IN QTR. TWP. 2, T. 2 N, R. 17 W., U.S.M.L.

SCALE: 1" = 100'

DWN: KLB	CKD:	OCTOBER 02, 2020	JOB NO. 19-092	1
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CITY OF WESTERVILLE
0.203 AC. - PARCEL NO. 17WD
INSTR. NO. 199904130092092

McGILL DEVELOPMENT CORPORATION
ORIG. 1.602 AC.
O.R. 8366, PG. H 18
P.N. 080-009155

FOR USE BY CITY OF WESTERVILLE
0.308 AC. - PARCEL NO. 19WD
INSTR. NO. 199901200015147

NPC HOLDINGS, LLC
5.448 AC.
INSTR. NO. 201011120152504
P.N. 080-001705

McGILL DEVELOPMENT CORPORATION
7.174 AC.
INSTR. NO. 200107300173140
P.N. 080-002485

VALENTINE ADDITION
P.B. 7, PG. 450-452

ORA E. MORGANS ADDITION
P.B. 5, PG. 489

McGILL DEVELOPMENT CORPORATION
12.2391 AC.
O.R. 8561, PG. B 08
P.N. 080-001704

DAVID AND LINDA BUCKINGHAM
PARCEL NUMBER ONE, TWO &
THREE
INSTR. NO. 201703080032016
P.N. 080-001721

FROST ROAD PARTNERSHIP
LOT 15
INSTR. NO. 200403010043331
P.N. 080-001776