

**PROPERTY LOCATION:**

Being a Survey of a part of a 16.978 Acre parcel conveyed to International Property Group, Inc., as recorded in Instrument No. 200104100073965, in the Franklin County Deed Records, and being part of Auditor's P.P.N. 010-112471.

# Plat of Survey

City of Columbus (formerly Marion Township), County of Franklin, State of Ohio, part North Half Section 2, Township 4N, Range 22W, of the Congress Lands.

**BASIS OF BEARING**

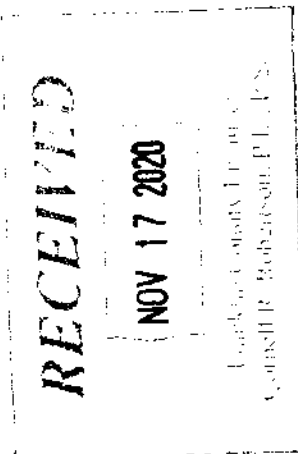
The bearings of this plat are based on the centerline of Refugee Road, as being S 86°01'42" E, and is an assumed Meridian used to denote angles only.

Reliable Pataskala, LLC  
5.250 Acres  
Instrument No. 201811160156509  
P.P.N. 010-112486

Joseph L. & Rebecca L. Fox  
0.878 Acres  
O.R. Volume 32744, Page E14  
P.P.N. 010-112814

International Property Group, Inc.  
16.978 Acres  
Instrument No. 200104100073965  
P.P.N. 010-112471

Minerva Ridge II, LLC  
15.990 Acres  
Instrument No. 202005120064832  
P.P.N. 010-087995

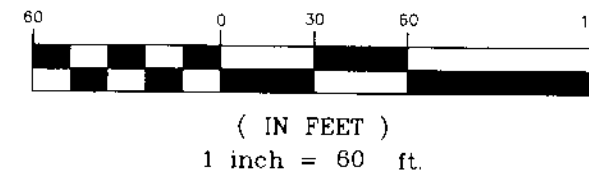


I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Date 11/16/20  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

**LEGEND**

- - 1" o.d. Iron Pipe Found
- - 5/8" x 30" rebar w/red cap labeled "Watcon #7452"
- L1 - N 04°12'26" E 30.00'
- L2 - S 03°51'43" W 30.00'



STATE ROUTE 104  
O.D.O.T. Plan No. FRA-104-10.57, sheet 12/24  
GRAPHIC SCALE

**TAT**  
**WATCON**  
CONSULTING ENGINEERS, LLC  
83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

