

RECEIVED

OCT 06 2020

Franklin County, Ohio
Cornell R. Robertson, P.E., P.S.

PLACE OF BEGIN.
FOR A 2.669 ACRE
TRACT

BROAD STREET ~ U.S. RTE. 40
FRA-40-(6,24-6.55) (VARIABLE WIDTH)

1866.32' ↖
S86° 45' 13"W
From
FCGS No. 1379

267.96'
N86° 45' 13"E

MAG Nail
Set

MAG Nail
Set

0.246 Ac.
0.246 Ac.

Original South R/W of
W. Broad Street

STATE OF OHIO
PERPETUAL HIGHWAY EASEMENT -
PARCEL NO. 1
D.B. 2399, PG. 198

N03° 14' 47"W
90.01'

Drill Hole
Set

STATE OF OHIO
PARCEL 4-WD
D.B. 2557, PG. 20

(10.01')

3/4" I.D. Iron
Pipe Found

JO MIKE REALTY CO, LLC (90% INT.)
OHREALTY LLC (10% INT.)
1.730 AC.
INSTR. NO. 201301030001203
P.N. 140-007471

S03° 12' 07"E
378.33'

LGR WESTON, LLC
8.914 AC. - PARCEL NO. 1
INSTR. NO. 201904180044798
P.N. 140-003371

WESTON TOWN CENTER, LLC
48.455 AC.
INSTR. NO. 201904180044746
P.N. 140-003370

INTERSTATE 270
FRA-270-0.42 S

LA RW

305.77'
N16° 45' 13"E

LA RW

372.24'
S86° 54' 21"W

MAG Nail
Set

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

SCALE: 1" = 60'

BASIS OF BEARINGS: Basis of bearings is the centerline of West
Broad Street, being N 86° 45' 13" E, derived from VRS observations
referencing monument, PID designation of AJ7184 and CORS_ID of
COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings
are based upon this meridian.



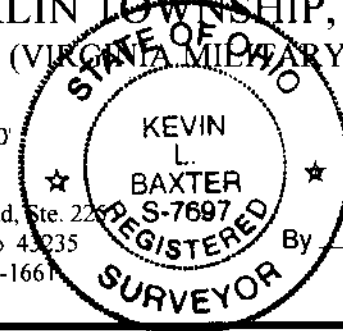
GRAPHIC SCALE

EXHIBIT OF A 2.669 ACRE TRACT,
AT 4411 W. BROAD STREET
FRANKLIN TOWNSHIP, FRANKLIN CO., OHIO
(VIRGINIA MILITARY SURVEY NO. 1482)

SCALE: 1" = 60'

AUGUST 13, 2020

3500 Snuffer Road, Ste. 220
Columbus, Ohio 43235
Ph: (614) 761-1661



Kevin L. Baxter

Kevin L. Baxter ~ Ohio Surveyor No. 7697

