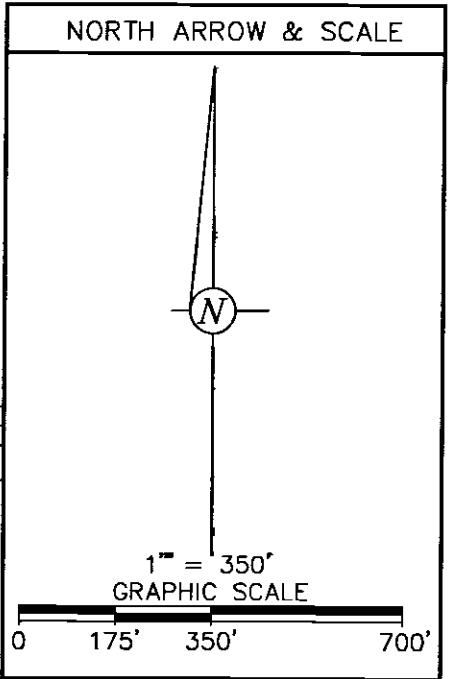
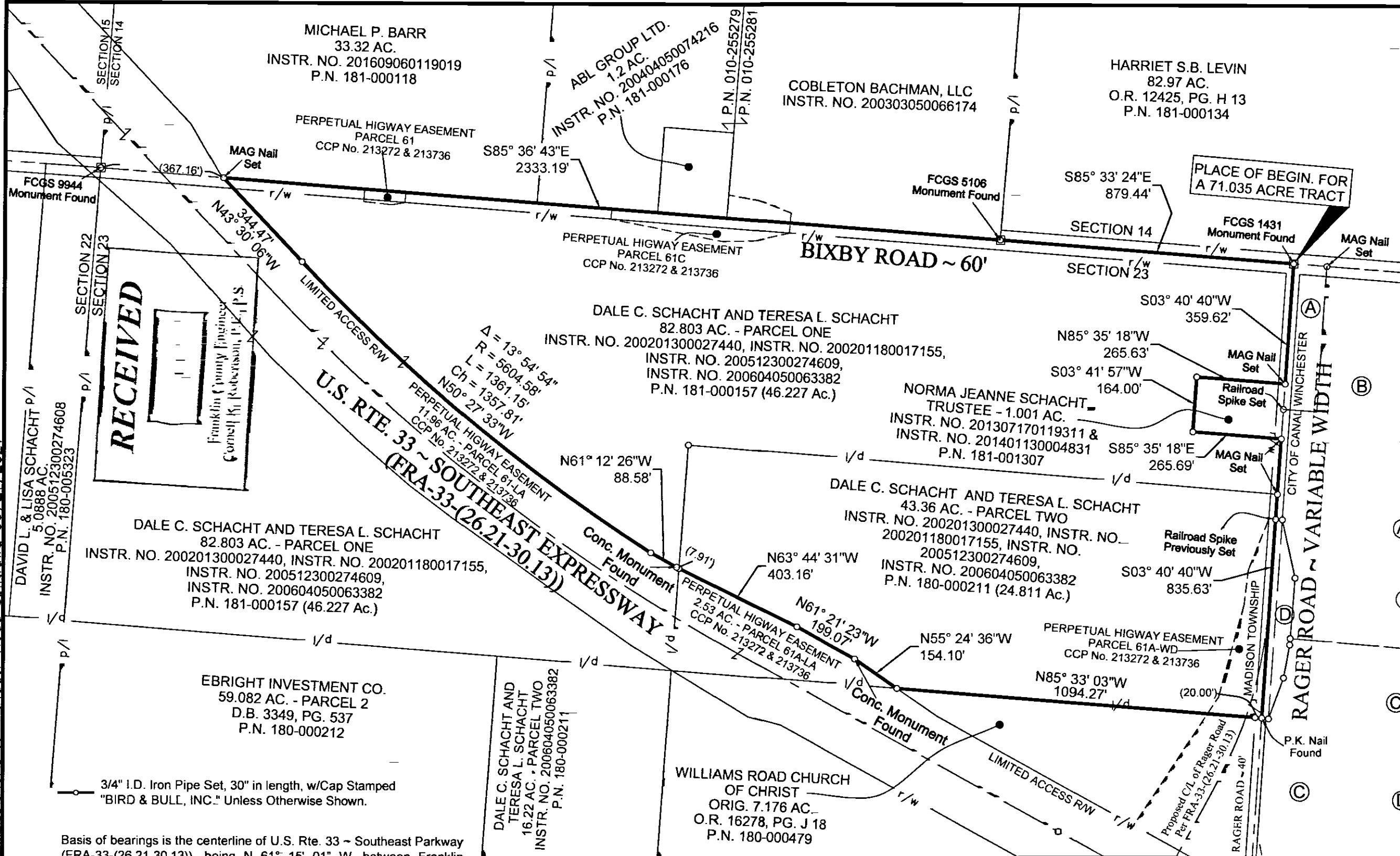


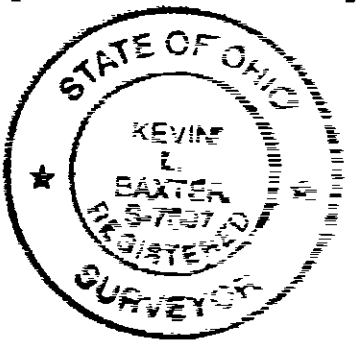
Jobs 2021 210274 Drawings ACAD SVY Rager Road Split.dwg 06/21/2021



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

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in May, 2021. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

Kevin L. Baxter
 Kevin L. Baxter - Ohio Surveyor No. 7697 Date: _____



46.225 Acres are within P.N. 181-000157
 2.201 Acres are within Bixby Road R/W
 0.227 Acre is within Rager Road R/W

24.810 Acres are within P.N. 180-000211
 0.308 Acre is within Rager Road R/W

Total Acreage is 71.035 Acres

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

DALE C. SCHACHT AND TERESA L. SCHACHT

**EXHIBIT OF A 71.035 AC. TRACT
 AT THE SW CORNER OF BIXBY ROAD AND
 RAGER ROAD, MADISON TOWNSHIP,
 FRANKLIN CO., OHIO**

SCALE: 1" = 300'	JOB NO. 1
DWN: KLB CKD: JUNE 21, 2021	210274

- (A) NP CANAL WINCHESTER, LLC
1.0 AC.
INSTR. NO. 202010020149925
P.N. 184-003368
- (B) NP CANAL WINCHESTER, LLC
19.824 AC.
INSTR. NO. 202008170120505
P.N. 184-003368
- (C) NP CANAL WINCHESTER
BUILDING 2, LLC
90.420 AC.
INSTR. NO. 202008170120504
P.N. 184-000879
- (D) STATE OF OHIO
0.43 AC. - PARCEL 66A-WD
D.B. 2370, PG. 459