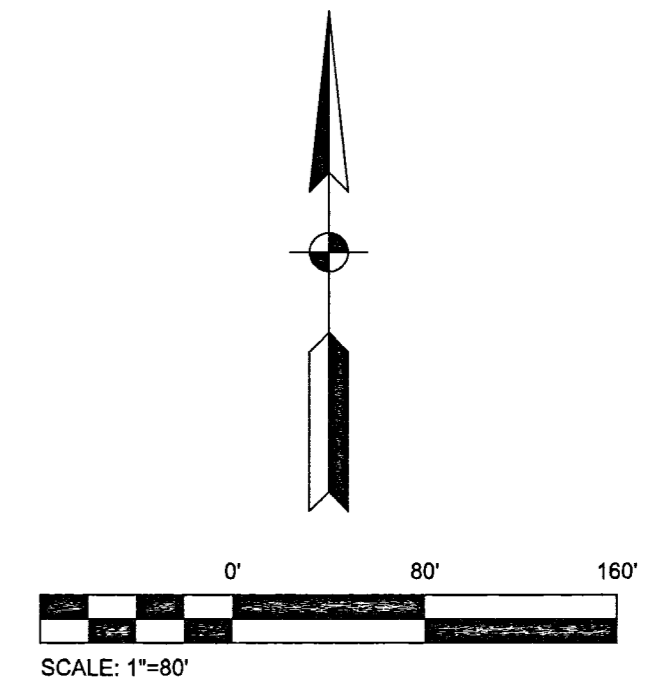
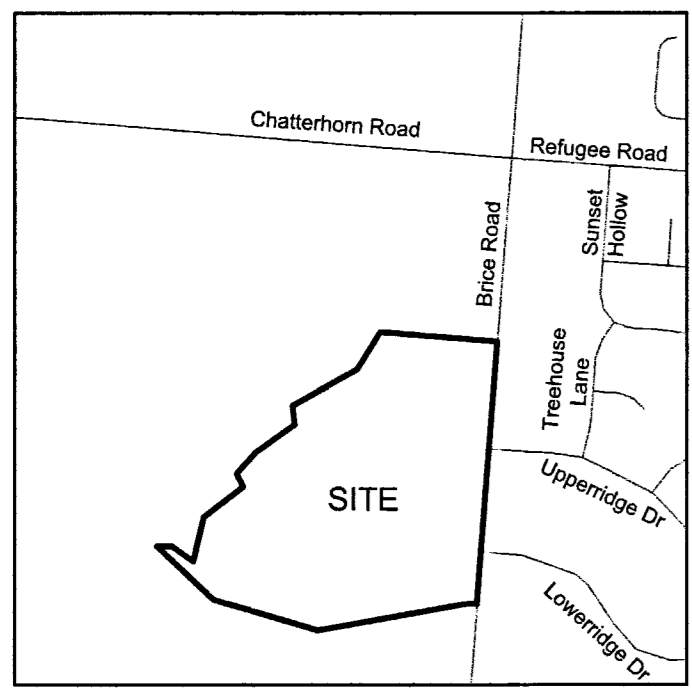


ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, MADISON TOWNSHIP, CITY OF COLUMBUS

SECTION 2, TOWNSHIP 11 NORTH, RANGE 21 WEST

MATTHEW'S SURVEY OF CONGRESS LANDS EAST OF THE SCIOTO RIVER



GENERAL PROPERTY INFORMATION

Owners of Record: Nancy E. Wright, Florence J. Simpson AKA Jean Simpson, Charles G. Simpson, Connie Sue Boylan, Steven P. Troilo, Carole A. Parker and Mark C. Troilo

Current Tax PIDs: 530-122777

Current Tax District: Columbus-Groveport Madison LSD

Current Deed Reference: I.N. 201103160036550
DB 3490, Pg 590
I.N. 200212110318631
I.N. 200103080047462

Current Site Address: 3233 Brice Road, Canal Winchester, OH 43110 (As to PID 530-122777)

BASIS OF BEARINGS

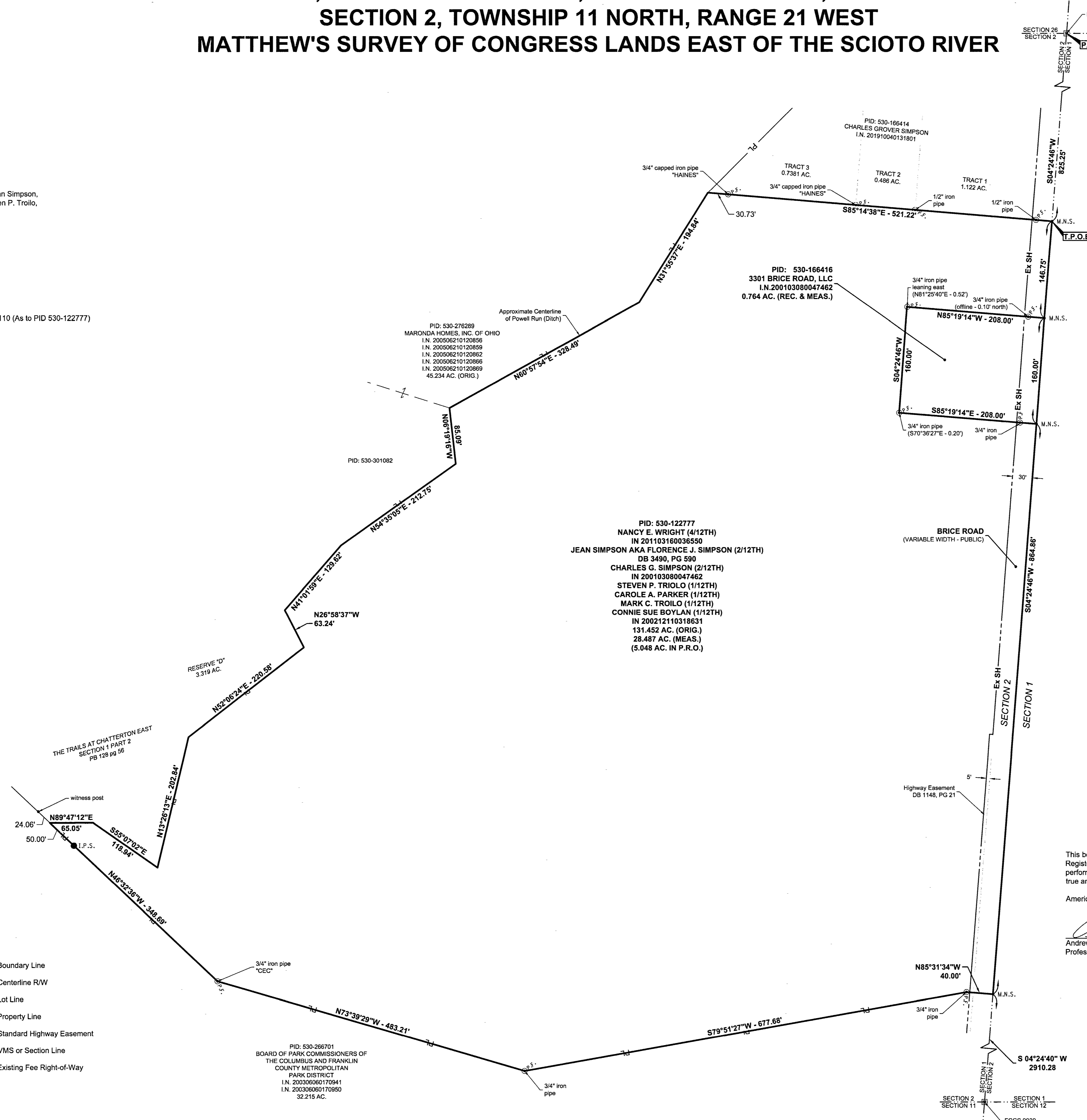
Bearings described herein are based on South 04 degrees 24 minutes 46 seconds for the centerline of right-of-way of Brice Road, measured from Grid North referenced by FCGS monuments 9918 & 9939, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

LEGEND

- ⊙ P.F. Iron Pipe Found
- I.P.F. Iron Pin Found
- ⊕ Power Pole
- Ⓜ Mailbox
- ⊙ Sanitary Manhole
- +TEL Telephone Marker
- Ⓜ Telephone Pedestal
- ⊙ Tree
- Post
- Ⓜ Monument Box Found
- M.N.S. Mag nail set
- I.P.S. Iron Pin set w/ cap "ASI PS 8759"

LINETYPE LEGEND

- Boundary Line
- - - - Centerline R/W
- Lot Line
- PL Property Line
- - - - Ex SH Standard Highway Easement
- - - - VMS or Section Line
- - - - Ex R/W Existing Fee Right-of-Way



PID: 530-122777
NANCY E. WRIGHT (4/12TH)
IN 201103160036550
JEAN SIMPSON AKA FLORENCE J. SIMPSON (2/12TH)
DB 3490, PG 590
CHARLES G. SIMPSON (2/12TH)
IN 200103080047462
STEVEN P. TROILO (1/12TH)
CAROLE A. PARKER (1/12TH)
MARK C. TROILO (1/12TH)
CONNIE SUE BOYLAN (1/12TH)
IN 200212110318631
131.452 AC. (ORIG.)
28.487 AC. (MEAS.)
(5.048 AC. IN P.R.O.)

This boundary survey was prepared under the direct supervision of Andrew T. Jordan, Registered Professional Surveyor Number 8759, based on an actual field survey performed by American Structurepoint, Inc. as completed on August 05, 2020 and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.
Andrew T. Jordan
Andrew T. Jordan
Professional Land Surveyor 8759
9.8.2020
Date



FAIRWAY REALTY

AMERICAN
STRUCTUREPOINT
INC.

28.487 ACRE BOUNDARY SURVEY
FOR
3233 BRICE ROAD
CANAL WINCHESTER, FRANKLIN COUNTY, STATE OF OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE: 09/02/2020
DRAWN BY: CRH
CHECKED BY: ATJ
JOB NUMBER: 2020.01787

1 of 1

PLOT SCALE: 1:1 EDIT DATE: 9/2/20 12:02 PM EDITED BY: CHENNING DRAWING FILE: C:\2020\01787.DRAWINGS\SURVEY\2020\1787_SV_2020-09-28.BOUNDARY PLAT.DWG