



F:\Jobs\2021\210274\Drawings\ACAD\SVY\Rager Road Split.dwg 09/14/2021

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* 09/09/21  
Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:



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

RECEIVED  
SEP 14 2021  
Franklin County Planning Department  
Franklin County, OH

**V3**  
V3 Companies, Ltd.  
Engineers and Surveyors  
3500 Snouffer Road, Suite 225  
Columbus, Ohio 43235  
Ph: (614) 761-1661  
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WWW.V3CO.COM

DALE C. SCHACHT AND TERESA L. SCHACHT

**EXHIBIT OF A 24.808 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: SEPTEMBER 09, 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