

Parcel Exhibit - 0.071 Ac.

City of Columbus, Franklin County, Ohio
Virginia Military Survey No. 1484

This exhibit is based on information obtained from the Franklin County Auditor's and Recorder's Office and information obtained from an actual field survey conducted in January of 2021.

All iron pins set are 5/8" diameter rebar, 30" long with a plastic cap inscribed "Advanced 7661".

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for the northerly right-of-way line of Manor Park Drive between 3/4-inch iron pins found "R.D. Zande" to be S79°22'43"W.

A 84 Properties LLC
I.N. 201611070153967
Parcel 1
2.396 Ac.
APN: 240-003093

B Ground Breakers Limited
I.N. 200003240057664
4.360 Ac.
APN: 570-252616

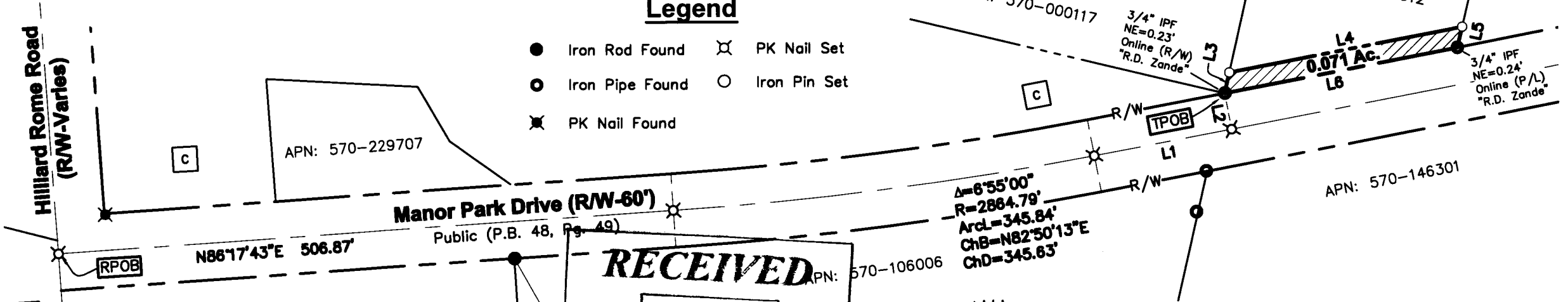
C Roy Lee Hoffman
O.R. 699G17
O.R. 2614J17
O.R. 5431H16
and Carol L. Hoffman
I.N. 2000109270222194
APN: 570-106002

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N79°22'43"E	113.82'
L2	N10°37'17"W	30.00'
L3	N12°52'41"E	17.45'

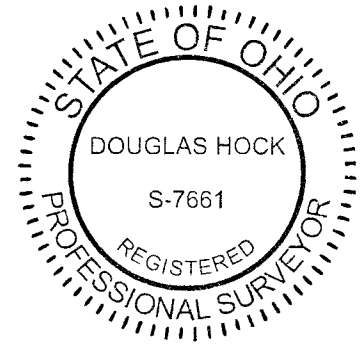
LINE TABLE		
LINE	BEARING	DISTANCE
L4	N79°22'43"E	193.43'
L5	S13°37'38"W	17.55'
L6	S79°22'43"W	193.18'

Legend


- Iron Rod Found ⊗ PK Nail Set
- Iron Pipe Found ○ Iron Pin Set
- ⊗ PK Nail Found



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

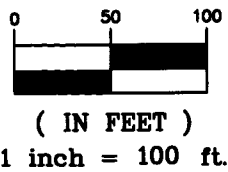


DRAWN BY: DRB	JOB NO.: 20-0001-1157
DATE: 04-02-21	CHECKED BY: BCK



ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755



ADVANCED CIVIL DESIGN, INC.

[Signature]
Douglas R. Hock, P.S. 7661

5/14/21

Date:

EXHIBIT-A (R2/2)
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