

EXHIBIT -A (Pg 2/2)

RIGHT OF WAY DEDICATION FOR MULBY PLACE HOMES LLC
 SITUATED IN AND BEING PART OF LOTS 22-28 OF
 NEW LINDEN ADDITION ~ PLAT BOOK 13, PAGE 18
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Adjoining Parcels:

Lot #	Owner	Deed Reference	Parcel #
38	Pamela G. Watson	Instr. No. 201708170114455	010-061084
(A)	City of Columbus, Ohio	Instr. No. 202109030157054	0.023 acre (R/W) out of Lot 22
(B)	City of Columbus, Ohio	Instr. No. 202109030157054	0.023 acre (R/W) out of Lot 46
(C)	City of Columbus, Ohio	Instr. No. 202109030157054	0.017 acre (R/W) out of Lot 96

Curve	Radius	Central Angle	Arc Length	Chord Bearing & Distance
C1	20.00'	60°00'00"	20.94'	N 56°37'00" E 20.00'
C2	20.00'	7°47'43"	2.72'	S 89°29'08" E 2.72'

NOTES

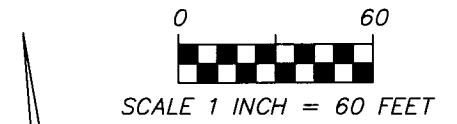
Basis of Bearings: The easterly Right of Way line of Cleveland Avenue was assigned a bearing of North 26°37'00" East, as shown for record in Plat Book 13, Page 18, Recorder's Office, Franklin County, Ohio.

All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049 C 0189 K (Effective Date: June 17, 2008), the property surveyed and shown hereon lies within Zone "X" (Areas determined to be outside of the 0.2% annual chance floodplain).



- LEGEND**
- ● 3/4" Iron Pipe (Found/Set)
 - ⊙ ● PK Nail (Found/Set)
 - ▲ ▲ Railroad Spike (Found/Set)
 - ⊗ ● Rebar (Found/Set)

I hereby certify that the foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

Kevin Beechy 12/27/21
 Kevin Beechy Date
 Ohio Professional Surveyor No. 7891

Geo-Graphics Inc.
Land Surveying & Civil Engineering
 3331 Livingston Avenue Columbus, Ohio 43227
 Phone: 614-231-2016 Fax: 614-231-2018

RIGHT OF WAY DEDICATION FOR
MULBY PLACE HOMES LLC
 0.059 ACRE ~ CLEVELAND AVENUE
 CITY OF COLUMBUS
 FRANKLIN COUNTY, OHIO

SCALE 1"=60'	DRAWN KB	CHECKED GWS	DATE 12-27-21	SHEET 1 OF 1
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