

FEB 00 2024

CLOSURE REPORT - 0.0301 ACRES

Bearings:

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network (ODOT RTN). The portion of the centerline of Westchester Woods Boulevard, having a bearing of South 82°59'40" West as shown hereon/described herein, is designated the "basis of bearing" for this plat.

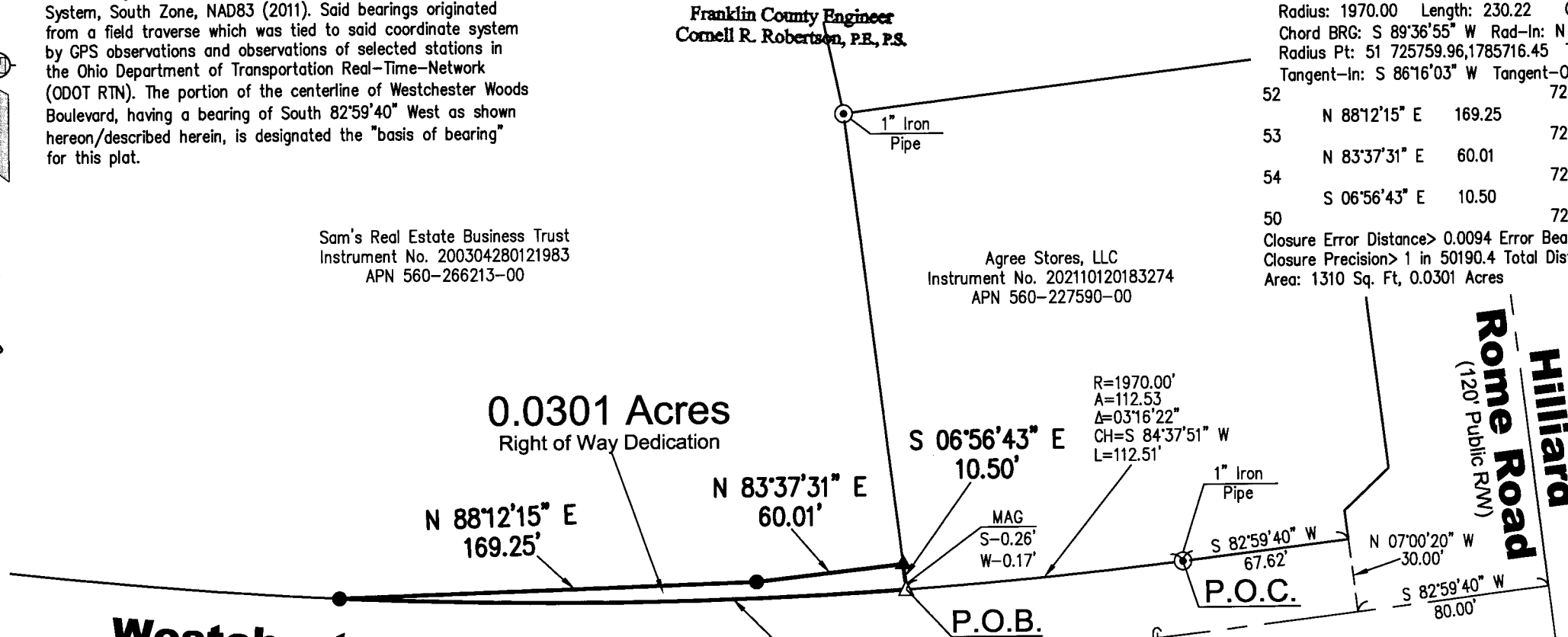
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

Sam's Real Estate Business Trust
Instrument No. 200304280121983
APN 560-266213-00

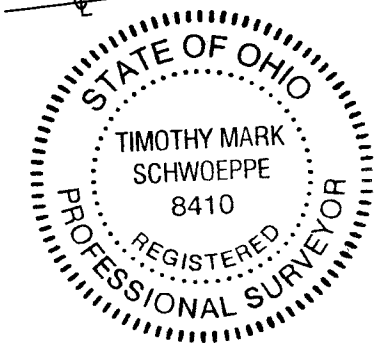
Agree Stores, LLC
Instrument No. 202110120183274
APN 560-227590-00

PNT#	Bearing	Distance	Northing	Easting
50			723794.14	1785844.69
Radius: 1970.00 Length: 230.22 Chord: 230.09 Delta: 6°41'45"				
Chord BRG: S 89°36'55" W Rad-In: N 03°43'57" W Rad-Out: N 02°57'48" E				
Radius Pt: 51 725759.96, 1785716.45 Tangent: 115.24 Dir: Right				
Tangent-In: S 86°16'03" W Tangent-Out: N 87°02'12" W Non Tangential-Out				
52			723792.60	1785614.61
53	N 88°12'15" E	169.25	723797.90	1785783.78
54	N 83°37'31" E	60.01	723804.57	1785843.42
	S 06°56'43" E	10.50		
50			723794.14	1785844.69
Closure Error Distance > 0.0094 Error Bearing > N 83°48'26" E				
Closure Precision > 1 in 50190.4 Total Distance > 469.99				
Area: 1310 Sq. Ft, 0.0301 Acres				

EXHIBIT-A (P. 3/3)



Right of Way Dedication
Survey Type
Evans Engineering
Westchester Woods Boulevard
Job Name
V.M.S. No. 6641
City of Columbus
Franklin County, Ohio
Site Location
YTC | TMS | 1" = 60'
Drawn By | Checked By | Drawing Scale
11/16/2023 | 23021
Issue Date | Project Number



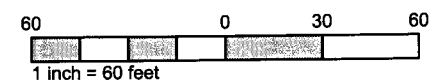
Westchester Woods Boulevard
(60' Public R/W)

Tanglewood Park Boulevard And
Westchester Woods Boulevard Dedication and
Easements (60' R/W)
P.B. 75, Pg. 55

R=1970.00'
A=230.22'
Δ=06°41'45"
CH=S 89°36'55" W
L=230.09'

- ▲ Indicates Set Mag Nail, unless noted otherwise
- Indicates set 5/8" x 30" Iron Pin and Cap
- △ Indicates existing MAG Nail
- ⊙ Indicates existing Iron Pipe

FIELD WORK COMPLETED ON MARCH 2, 2023.



T. Schwoeppe
Timothy M. Schwoeppe, P.S.-8410
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12/15/23
Date

Berding Surveying

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Monument Legend