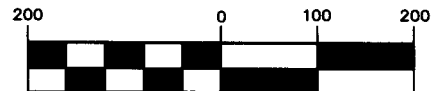


Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2011), derived from GPS observation, and determines a portion of Chestnut Hill Drive southerly right of way line between a magnail and a 3/4" pipe having a bearing of S86°41'42"E.

3.120 Acre Exhibit

Quarter Township 3,
Township 2, Range 16
United States Military District
City of Columbus, Franklin
County, Ohio

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

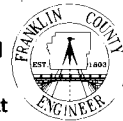
mbostard

09/22/2025 9:22:24 AM

PENDING ORIGINALS

*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.



Meijer Stores Limited Partnership
P.N. 545-220905
I.N. 200104040069341

RECEIVED

FEB 10 2025

FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

3.120
Acres
(MEA.)

LEGEND

- 5/8" Iron Pin Found
- 3/4" Pipe Found
- ✕ MagNail Found
- ▲ RR Spike Found
- ▣ Monument Box
- Iron Pin Set
- ✕ MagNail Set
- △ RR Spike Set

All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

This Survey is based on existing records from Franklin County, and from actual field survey work performed June 16, 2025.

ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps Date
Reg. No. 8241

DRAWN BY: JEP JOB NO.: 25-0018-846
DATE: 9/17/2025 CHECKED BY: JEP



ADVANCED
CIVIL DESIGN

Sheet 1 of 2

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230

ph 614.428.7750
fax 614.428.7755

ENGINEERS SURVEYORS

Z:\25-0018-846\DWG\PRODUCTION DRAWINGS\SURVEY\25-0018-846 3.120 Acre Lot Split.dwg Layout1 Sep 17, 2025 - 4:43:44pm jphelps



3.120 Acre Exhibit

Quarter Township 3,
Township 2, Range 16
United States Military District
City of Columbus, Franklin
County, Ohio

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	8°44'14"	780.00'	118.94'	S48°04'58"W	118.83'
C2	56°43'17"	50.00'	49.50'	N62°14'30"W	47.50'
C3	19°34'44"	470.00'	160.61'	N24°05'30"W	159.83'
C4	75°36'15"	25.50'	33.65'	N23°30'00"E	31.26'
C5	14°23'18"	121.10'	30.41'	N68°29'46"E	30.33'
C6	27°50'55"	25.50'	12.39'	N89°36'52"E	12.27'
C7	53°08'25"	49.20'	45.63'	S49°53'28"E	44.01'
C8	39°03'46"	720.00'	490.88'	S32°55'12"W	481.43'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	60.00'	N37°32'55"W
L2	80.45'	N33°52'52"W
L3	147.21'	N14°18'07"W
L4	213.69'	N75°41'25"E
L5	160.92'	S76°27'41"E

OWNERSHIP INFORMATION

- (A) The Ridge at Chestnut Hill, LTD.
P.N. 545-242773
I.N. 199802110031377, Parcel 1
3.875 Acres
- (B) The Ridge Number 2 at
Chestnut Hill, LLC
P.N. 545-2570821.N.
201001260010179
4.310 Acres
- (C) Lurie Family Limited Partnership
P.N. 545-242773
I.N. 200605030084301
1.690 Acres
- (D) Romiston Realty Corp.
P.N. 010-220903
P.N. 545-294145
I.N. 201607210094078
2.710 Acres
- (E) Goodwill Hamilton, LLC
P.N. 010-220903
P.N. 545-294490
I.N. 201609200127330
2.087 Acres
- (F) The Lurie Family Limited
Partnership
P.N. 545-254328
I.N. 202005080062870
1.325 Acres
- (G) The Lurie Family Limited
Partnership
P.N. 545-125868
I.N. 202005080062870
1.105 Acres
- (H) HD Development of Maryland, Inc.
P.N. 010-220107
I.N. 200402110030322
2.000 Acres Parcel 3
- (I) HD Development of Maryland, Inc.
P.N. 010-220107
I.N. 200402110030322
8.908 Acres Parcel 1

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PRELIMINARY APPROVAL

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CIVIL DESIGN
ENGINEERS SURVEYORS

Sheet 2 of 2

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