

Partial Road Exhibit 0.575 Ac.

City of Columbus, Franklin County, Ohio
Section 4, Township 2, Range 18, U.S.M.L.
Part of Heaton Road (60') as dedicated upon
the record plat for Northland Village East of record in
Plat Book 38, Page 80

1900 Sunny Court LLC
Parcel III
3.170 Ac.
I.N. 200909250139675

Caldwell Real Estate, LLC
Parcel 1
0.614 Ac.
I.N. 201902110016473

$\Delta=52'28'31''$
 $R=105.00'$
 $\text{ArcL}=96.17'$
 $\text{ChB}=N30^{\circ}08'31''E$
 $\text{ChD}=92.84'$

Northland Village East
P.B. 38, P. 80
Reserve "B"

Caldwell Real Estate, LLC
Parcel 1
4.707 Ac.
I.N. 201512300182074
I.N. 201512300182075
I.N. 201512300182076

Caldwell Real Estate, LLC
Parcel 2
Reserve "C"
I.N. 201902110016473

$\Delta=52'18'49''$
 $R=45.00'$
 $\text{ArcL}=41.09'$
 $\text{ChB}=S30^{\circ}03'40''W$
 $\text{ChD}=39.67'$

0.575 AC.

$\Delta=60'00'00''$
 $R=105.00'$
 $\text{ArcL}=109.96'$
 $\text{ChB}=N26^{\circ}05'44''W$
 $\text{ChD}=105.00'$

$\Delta=90'00'00''$
 $R=45.00'$
 $\text{ArcL}=70.69'$
 $\text{ChB}=S41^{\circ}05'44''E$
 $\text{ChD}=63.64'$

$\Delta=60'00'00''$
 $R=75.00'$
 $\text{ArcL}=78.54'$
 $\text{ChB}=N26^{\circ}05'44''W$
 $\text{ChD}=75.00'$

LEGEND

- Iron Pipe Found
- Iron Pin Found
- Iron Pin Set

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

This exhibit is based on existing Franklin County Auditor's and Recorder's records and an actual field survey performed by Advanced Civil Design in April 2019.

Bearings are based on the bearing of N 03° 54' 16" E for a portion of the westerly right-of-way line of Heaton Place and as established by using a G.P.S. Survey (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007).

Iron pins set are 5/8" rebar, 30" long and capped Advanced 7661.

Douglas R. Hock 6/3/19
Date: _____
Douglas R. Hock, P.S. 7661

DRAWN BY: BCK JOB NO.: 19-0001-1017
DATE: 6/3/2019 CHECKED BY: DRB

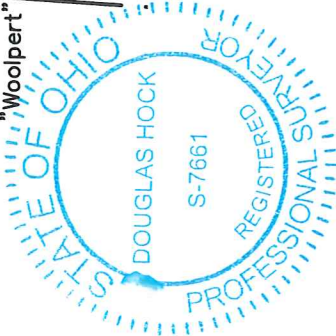


ADVANCED

CIVIL DESIGN

ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755



HEATON ROAD 80'
P.B. 38, P. 80

TPOB

HEATON ROAD 60'
P.B. 38, P. 80

