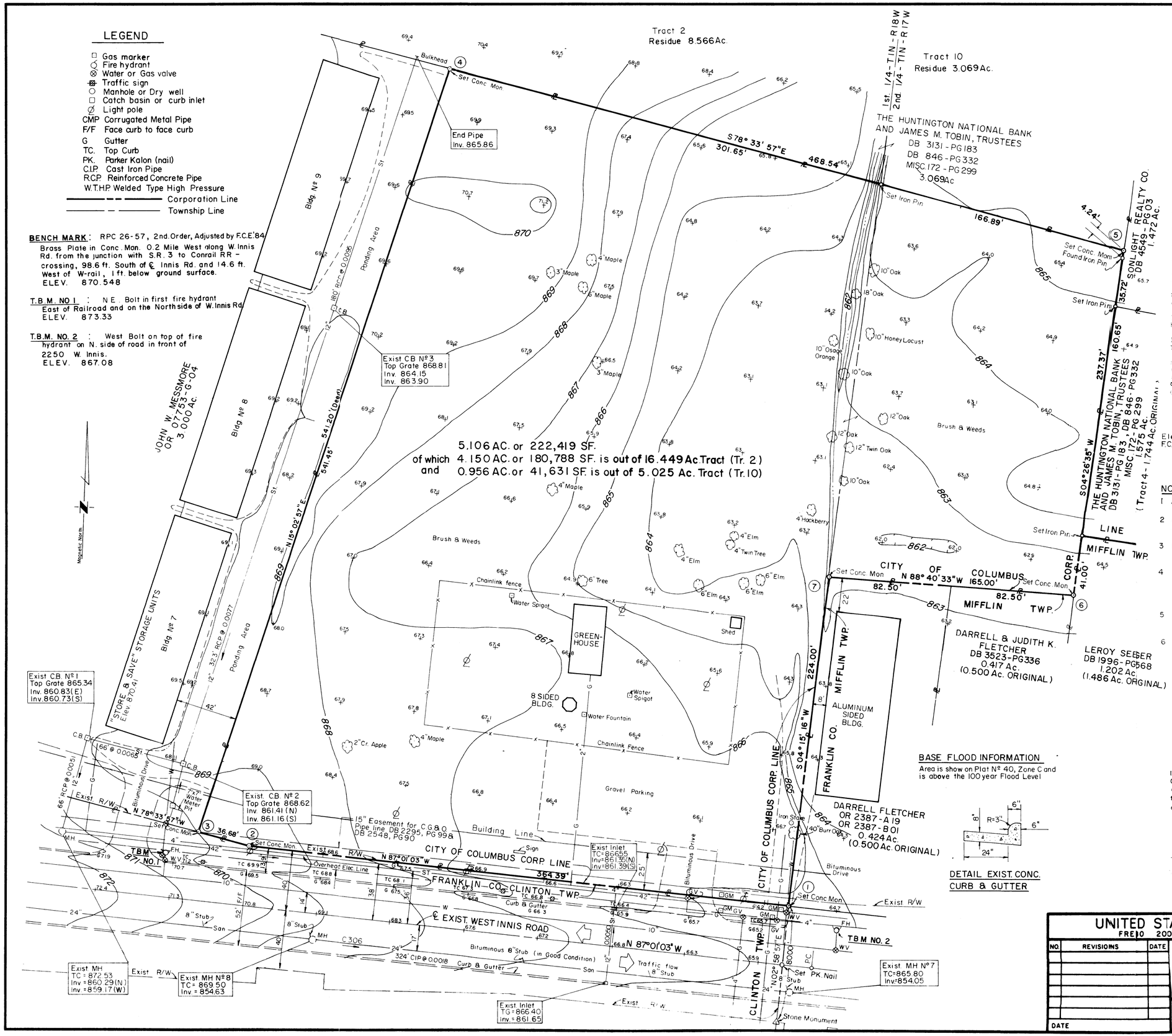
LEGEND

- □ Gas marker
- Fire hydrant
- Water or Gas valve
- Traffic sign
- Manhole or Dry well
- Catch basin or curb inlet
- Light pole
- CMP Corrugated Metal Pipe
- F/F Face curb to face curb
- G Gutter
- TC. Top Curb
- PK. Parker Kalon (nail)
- C.I.P. Cast Iron Pipe
- R.C.P. Reinforced Concrete Pipe
- W.T.H.P. Welded Type High Pressure
- Corporation Line
- Township Line

BENCH MARK: RPC 26-57, 2nd. Order, Adjusted by F.C.E.'84
Brass Plate in Conc. Mon. 0.2 Mile West along W. Innis Rd. from the junction with S.R. 3 to Conrail RR - crossing, 98.6 ft. South of ℄ Innis Rd. and 14.6 ft. West of W-rail, 1 ft. below ground surface.
ELEV. 870.548

T.B.M. NO 1 : N.E. Bolt in first fire hydrant East of Railroad and on the Northside of W. Innis Rd.
ELEV. 873.33

T.B.M. NO. 2 : West Bolt on top of fire hydrant on N. side of road in front of 2250 W. Innis.
ELEV. 867.08



DESCRIPTION

Situate in the State of Ohio, County of Franklin, in the City of Columbus, being a part of the First Quarter Township of Township 1 North, Range 18 West and part of the Second Quarter Township of Township 1 North, Range 17 West, United States Military Lands, being a part of a 16.449 acre tract and part of a 5.025 acre tract being described as the second and tenth parcels in the Trustees' Deed to the Huntington National Bank of Columbus and James M. Tobin, Trustees (James M. Tobin, Successor Trustee of Harrison W. Smith) under Item XIII of the Last Will and Testament of Margaret B. Amos, deceased, who acquired said interest in Deed Book 3131, Page 183 and Miscellaneous Volume 172, Page 299, as to an undivided one-half interest and the Estate of Frank C. Amos, as to an undivided one-half interest, who acquired said interest in Deed Book 846, Page 332 of the deed records of Franklin County, Ohio and more particularly bounded and described as follows:

Commencing at a stone monument at the intersection of the Clinton Township-Mifflin Township line and the southern right-of-way of West Innis Road; thence, along said township line N 02°58'57" E 80.00 feet to a concrete monument in the northern right-of-way line of West Innis Road and in the corporation line of the City of Columbus and the true point of beginning,

Thence, along said northern right-of-way line and said corporation line the following two courses: N 87°01'03" W, 364.39 feet to a concrete monument, N 78°33'57" W, 36.68 feet to a concrete monument, marking the southeasterly corner of a 3.000 acre tract acquired by John W. Messmore by Official Record 07753-G-04;

Thence, along Messmore's easterly property line N 15°02'57" E, 541.45 feet (541.20 feet in Deed) to a concrete monument;

Thence, through lands of the grantors and in line with Messmore's northern property line, S 78°33'57" E, 468.54 feet, passing an iron pin in the said aforementioned Clinton Township-Mifflin Township line at 301.65 feet to a concrete monument in the westerly property line of a 1.472 acre tract acquired by Sonlight Realty Co. by Deed Book 4549, Page 03;

Thence, along said westerly property line of Sonlight Realty Co., S 04°26'35" W 35.72 feet passing an iron pin at 4.24 feet to an iron pin in the northwesterly corner of a 1.744 acre tract, of grantors' said tract being described as the fourth parcel in said Trustees' Deed;

Thence, through grantors' land S 04°26'35" W, 160.65 feet to an iron pin in the northwesterly corner of a 1.486 acre tract acquired by Leroy Seeger by Deed Book 1996, Page 568, said corner being also in said corporation line of the City of Columbus;

Thence, with Seeger's westerly property line and said corporation line, S 04°26'35" W, 41.00 feet to a concrete monument in the northeasterly corner of a 0.50 acre tract acquired by Darell and Judith K. Fletcher by Deed Book 3523, Page 336;

Thence, with Fletcher's northerly property line and continuing with said corporation line N 88°40'33" W, 82.50 feet to the northeasterly corner of a 0.50 acre tract acquired by Darell Fletcher by Official Records 02387-A-19 and 02387-B-01;

Thence, continuing with Fletcher's northerly property line and said corporation lines, N 88°40'33" W 82.50 feet to a concrete monument in said Clinton Township-Mifflin Township line;

Thence, with Fletcher's westerly property line, said corporation line and said township line S 04°15'16" W, 224.00 feet to the true point of beginning, containing 5.106 acres, more or less, (222,419 square feet); of which 4.150 acres, more or less (180,788 square feet) is out of said aforementioned 16.449 acre tract (second parcel) and of which 0.956 acre, more or less, (41,631 square feet) is out of aforementioned 5.025 acre tract (tenth parcel).

Elevation are based on the National Geodetic Vertical Datum of 1929.
F.C.E. refers to Franklin County Engineering Office

NOTES:

1. Add 800 to all ground topographic elevations
2. Alissa Lynn Tree Farms has a lease on the premise which will expire 90 days after given notice that building permit was granted by the City of Columbus.
3. Donrey Outdoor Advertising Co. owned 2 Billboards on the premise, area for which was leased on a year to year basis.
4. Utilities: Water & Sewers are owned by the City of Columbus
   Telephone is owned by Ohio Bell Telephone Co.
   Electric is owned by Columbus & Southern Ohio Elec. Co.
   Gas is owned by Columbia Gas of Ohio, Inc.
5. Bearings are based on a survey made by the Department of Transportation of Ohio of the ℄ of W. Innis Road, See plan FRA-20.84-SR 3
6. Found Iron Pins, being property evidence were replaced by concrete monuments at corners Nos. (1), (2), (3), (4) & (6)

BENATEC ASSOCIATES, INC.
CIVIL ENGINEERS AND SURVEYOR'S
COLUMBUS, OHIO

SCALE: 1" = 30' DATE: 10-21-86
REVISED: 12-15-86

SURVEYOR'S CERTIFICATE

I hereby certify to the United States Postal Service and Lawyers Title Insurance Corporation Co., that this survey has been prepared from field measurements and is in accordance with descriptions furnished to this office and that the data shown hereon to the best of my knowledge is true and correct and there are no encroachments, above grade from adjoining properties, other than those shown.

By Benjamin Hooff
Registered Surveyor Ohio 6039
Benjamin Hooff.

0-56-D
0-14-D

BASE FLOOD INFORMATION

Area is show on Plat № 40, Zone C and is above the 100 year Flood Level

DETAIL EXIST. CONC. CURB & GUTTER

UNITED STATES POSTAL SERVICE - CENTRAL REGION
FREIO 200 W. BROADWAY ROOM 508 LOUISVILLE, KY. 40202

NO.	REVISIONS	DATE
DATE		

UNITED STATES POST OFFICE
BOUNDARY & TOPOGRAPHIC SURVEY
COLUMBUS, OHIO
OAKLAND PARK BRANCH

SHT. ___ OF ___

DRAWING No.

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