



THIS DOCUMENT IS A RECORD OF AN ORIGINAL SURVEY OF LAND AND REAL ESTATE PREPARED IN CONFORMITY WITH ESTABLISHED RULES OF SURVEYING AND MADE IN ACCORDANCE WITH THE RECORDS OR PLAT ON FILE IN THE RECORDER'S OFFICE OF FRANKLIN COUNTY, STATE OF OHIO. THE LAND DESCRIBED EXISTS IN FULL DIMENSIONS AS SHOWN HEREON IN FEET & DECIMALS OF A FOOT. CORNERS WERE PERPETUATED AS INDICATED HEREON.

**PARENT PARCEL LEGAL DESCRIPTION (AS PROVIDED)**

PROPERTY DESCRIBED IN SCHEDULE 'A' OF OLD REPUBLIC NATIONAL TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 01-12025082-01T.  
SITUATE IN THE COUNTY OF FRANKLIN, STATE OF OHIO: BEING LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN JOSEPH E. BLACKBURN'S ADDITION TO THE CITY OF COLUMBUS, OHIO, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 7, PAGE 54, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**SURVEYOR'S REPORT**

IN ACCORDANCE WITH 4733-37 OF THE OHIO BOUNDARY LAW, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES OF THE LOCATION OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS RESULT OF THE AVAILABILITY AND CONDITIONS OF REFERENCE MONUMENTS; INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES; DISCREPANCIES OR AMBIGUITIES IN RECORD DESCRIPTIONS AND PLATS; AND RANDOM ERRORS IN MEASUREMENTS. REFER TO THE GRAPHIC PORTION OF THIS SURVEY FOR ADDITIONAL INFORMATION REGARDING THIS DISCUSSION.

THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY #01-12025082-01T, DATED FEBRUARY 2, 2012. SAID TITLE COMMITMENT COVERS A 0.868 ACRE TRACT OF LAND FROM WHICH THIS PARCEL WAS CREATED. A NEWER TITLE SEARCH MAY OR MAY NOT REVEAL FACTS THAT CHANGE PORTIONS OF THIS SURVEY REGARDING RECORD EASEMENTS AND COVENANTS. THE LEGAL DESCRIPTION WHICH THIS SURVEY IS BASED ON WAS PREPARED FROM A DEED GRANTED TO: MODERN DEVELOPMENT, CORP. RECORDED IN DOC. 200805070070479

AVAILABILITY AND CONDITIONS OF REFERENCE MONUMENTS: IN OUR FIELD RESEARCH FOR THIS SURVEY, WE LOCATED A SUFFICIENT NUMBER OF ADJACENT MONUMENTS (AS SHOWN ON THE GRAPHIC SEGMENT OF THIS SURVEY), WHICH IN OUR OPINION, PROVIDED US WITH ENOUGH DATA TO VERIFY OR REESTABLISH THE DEED LOCATION OF THE SUBJECT PROPERTY RELATIVE TO THE APPLICABLE FOUND AND ACCEPTED GOVERNMENT LINES AND/OR CORNERS (I.E.: SECTION OR QUARTER SECTION). UNLESS NOTED OTHERWISE ON THIS SURVEY, ALL FOUND MONUMENTS ARE FLUSH WITH THE GROUND, IN GOOD MATERIAL CONDITIONS AND FIRMLY SET IN THE GROUND.

A MAG NAIL FOUND AT THE NORTHWEST CORNER OF LOT 1 OF JOSEPH E. BLACKBURN'S ADDITION TO THE CITY OF OF COLUMBUS, RECORDED IN PLAT BOOK 7, PAGE 54, FRANKLIN COUNTY RECORDS.

SEVERAL IRON RODS, IRON PIPES AND MAG NAILS WERE FOUND NORTH, EAST AND SOUTH OF THE SUBJECT PROPERTY AND USED TO COMPUTE ROAD RIGHT OF WAYS ADJACENT TO THE SUBJECT PROPERTY

THE BEARING BASIS FOR THIS SURVEY IS N003°31'54"E ALONG THE EASTERLY RIGHT OF WAY OF PARSONS AVENUE PER OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, PER 86 ADJUSTMENTS.

THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JULY 17th, 2012.

THERE IS NO VISIBLE EVIDENCE OF POSSESSION FOUND ALONG THE LOT LINES, EXCEPT AS NOTED ABOVE.

OHIO THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THIS SURVEY IS WITHIN THAT ALLOWABLE UNDER OHIO ADMINISTRATIVE CODE 4733-37-04.

THIS SURVEY WAS PERFORMED BY, OR UNDER, THE RESPONSIBLE DIRECTION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR AND TO THE BEST OF SAID REGISTERED LAND SURVEYOR'S KNOWLEDGE AND BELIEF, SAID SURVEY WAS EXECUTED ACCORDING TO THE APPLICATION SURVEY REQUIREMENTS OF 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Matthew T. Mokanyk*  
Matthew T. Mokanyk, P.S., P.E.  
Ohio P.S. No. S-8066

4-15-13  
Date

PLANS PREPARED BY:  
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DRAWN BY:	CHECKED BY:
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REVISIONS	
BY	DATE
CEL	03/15/13
PRELIMINARY DRAWINGS	

**PLAT OF SURVEY**  
LOT 1, LOT 2, LOT 3,  
LOT 4, LOT 5, LOT 6,  
LOT 7, LOT 8, AND LOT 9  
IN JOSEPH E.  
BLACKBURN'S ADDITION  
TO THE CITY OF  
COLUMBUS, COUNTY OF  
FRANKLIN, STATE OF  
OHIO

- LEGEND**
- IRON FOUND
  - IRON SET W/ P.S. #8066
  - ⊕ MONUMENT FOUND
  - (R) RECORD
  - (M) MEASURED
  - ▲ P.K. NAIL FOUND
  - △ P.K. NAIL SET

SHEET NUMBER	JOB NO.
2 OF 2	1244437

RECEIVED

APR 18 2013

Franklin County Engineer  
Dean G. Ringle, P.E., P.S.

