

AIR SOUTH COMMERCE CENTER, LLC
9.562 ACRES
INSTRUMENT NUMBER
201410070132699

BYERS REALTY, LLC
5.702 ACRES
INSTRUMENT NUMBER
201410070132698

COLUMBUS AND OHIO RIVER RAIL ROAD CO. (50% INTEREST)
INSTRUMENT NUMBER 200601090004340
AND
INSTRUMENT NUMBER 201204190004429
OHIO RAIL DEVELOPMENT COMMISSION (50% INTEREST)
INSTRUMENT NUMBER 201204190004429

3/4" IRON PIPE
FOUND & USED

3/4" IRON PIN
FOUND & USED

IRON PIN FOUND
& USED WITH
CAP STAMPED
"CEC PROP COR"

5/8" REBAR
FOUND & USED

263.70'

N 01°57'20" E ~ 963.57'

130.33'

N 01°57'20" E ~ 306.94'

672.98'

496.36'

POINT OF BEGINNING

PID: 090-000525
BYERS REALTY, LLC
5.923 ACRES (PAGE 20)
INSTRUMENT NUMBER
200203270077593

PID: 090-005336

PID: 090-000514

3.323 ACRES

BYERS REALTY, LLC
7.835 ACRES (PAGE 21)
INSTRUMENT NUMBER
200203270077593

PASSING 1/2" IRON PIN
AT 55.06' AND R.O.W.
LINE AT 55.19'

P.R.O.=0.469 ACRE

STATE OF OHIO
HIGHWAY EASEMENT
PARCEL 4A
FRANKLIN COUNTY COURT OF
COMMON PLEAS CASE NO.
164776

HAMILTON

CH=S23°39'37"W

Δ=09°26'25"

CH=377.19'

R=2291.83'

A=377.62'

P.R.O.=0.025 ACRE

VACATION OF PORTION OF EASEMENT
BY DIRECTOR'S JOURNAL (ODOT)
D.B. 2568, PG. 597

ROAD

S.H. 655 SEC. A & B(PT)
1941

HISTORICAL DOCUMENTS

PID: 090-000514 - 2.7646 ACRES, D.B. 3273, PG. 633

PID: 090-000525 - 3.1559 ACRES, D.B. 3273, PG. 630

COMMENCEMENT

ONE INCH SOLID IRON PIN
S.E. CORNER OF AN ORIGINAL
LOT 1, D.B. 19, PAGE 294

MIFFLIN TOWNSHIP
JEFFERSON TOWNSHIP

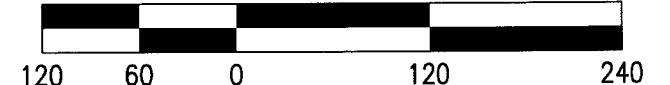
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF WHITEHALL,
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY
LANDS, BEING A 3.323 ACRE TRACT COMPRISED OF 3.158 ACRES OUT OF
THAT 5.923 ACRE TRACT AS DESCRIBED ON PAGE 20 (PID: 090-000525) AND
0.165 ACRE OUT OF THAT 7.835 ACRE TRACT AS DESCRIBED ON PAGE 21
(PID: 090-005336) IN A DEED TO BYERS REALTY, LLC, OF RECORD IN
INSTRUMENT NUMBER 200203270077593.

SURVEY CERTIFICATION

THE FOREGOING BOUNDARY PLAT HAS BEEN PREPARED FROM AN
ACTUAL FIELD SURVEY OF THE PREMISES UNDER THE DIRECT
SUPERVISION OF JOHN L. PRICE, PROFESSIONAL SURVEYOR NO.
7159. IRON PINS REFERENCED TO BE SET ARE 5/8" REBAR, 30"
LONG WITH PLASTIC CAP STAMPED "BRG GROUP".



SCALE: = 120



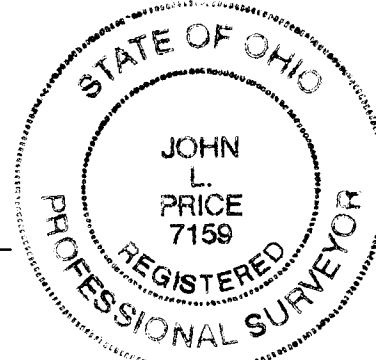
LEGEND

- 5/8"x30" REBAR SET W/
YELLOW I.D. CAP MARKED
"BRH GROUP"
- MAG NAIL SET
- ⊙ FOUND, AS LABELED
- R/W RIGHT-OF-WAY LINE
- ⊕ CENTERLINE
- ⊔ PROPERTY LINE

BASIS OF BEARINGS

BEARINGS ARE BASED ON NORTH 01°57'20" EAST
ALONG THE WESTERLY LINE OF SAID 5.923 ACRE
TRACT AS DESCRIBED IN A DEED TO BYERS
REALTY, LLC, OF RECORD IN INSTRUMENT
NUMBER 200203270077593 AND THE WESTERLY
LINE OF THAT 7.835 ACRE TRACT AS DESCRIBED
IN A DEED TO BYERS REALTY, LLC, OF RECORD
IN INSTRUMENT NUMBER 200203270077593,
RECORDS ON FILE IN THE RECORDER'S OFFICE,
FRANKLIN COUNTY, OHIO.

John L. Price
JOHN L. PRICE
PROFESSIONAL SURVEYOR No. 7159
10/22/2014



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LOT SPLIT PLAT

SCALE: 1" = 120' 10/20/2014

RECEIVED

OCT 27 2014

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

TRURO TOWNSHIP
MIFFLIN TOWNSHIP