

CORRUGATED WAY
50' WIDE

EIGHTH AVE.
50' WIDE

1/2" IØF
BENT WEST
USED FOR LINE
EAST-WEST
0.00' N
0.22' W

BOUNDARY SURVEY OF 0.116 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1 RANGE 18, UNITED STATES MILITARY LANDS, BEING PART OF SCHNEIDER PLACE ADDITION (VACATED), AND BEING A PART OF A 0.235 ACRE TRACT CONVEYED TO ALVIN A. AND SAMUEL S. DAVIS IN DEED BOOK (D.B.) 1657, PG. 510 (1/6TH INTEREST) AND TO THE CORRUGATED CONTAINER COMPANY IN D.B. 2185, PG. 685 (5/6THS INTEREST), FRANKLIN COUNTY RECORDER'S OFFICE.

ALL RECORDS REFERRED TO ARE THOSE OF RECORD IN THE FRANKLIN COUNTY RECORDER'S OFFICE;

NOTES:
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE SOUTH RIGHT OF WAY LINE OF EIGHTH AVE., HAVING A BEARING OF N 86°36'16" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

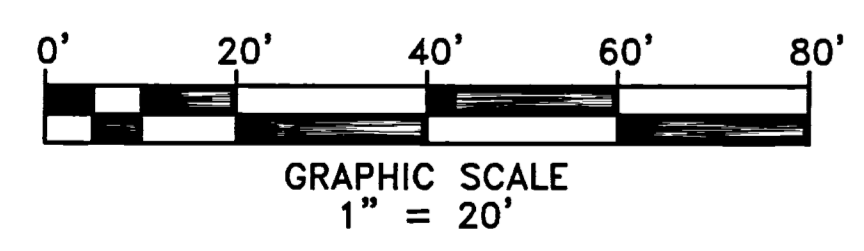
SAMUEL S. DAVIS
1/6th INTEREST
0.235 ACES DEED
D.B. 1657, PG. 510
THE CORRUGATED CONTAINER COMPANY
0.235 ACES DEED
5/6ths INTEREST
MERGER
D.B. 2185, PG. 685
VESTING DOCUMENTS
D.B. 1871, PG. 89
D.B. 1931, PG. 589
D.B. 2185, PG. 679
AFFIDAVIT
D.B. 3466, PG. 145
PID 010-293819
TOTAL AREA MEASURED
5,075 SQ. FT.
0.116 ACRES
PARCEL B
2,939 SQ. FT.
0.067 ACRES

CMC 1200, LTD.
3.483 ACRES
TRACT I
O.R. 34566 E-08
PID 010-022457

CMC 1200, LTD.
0.006 ACRES
TRACT II
O.R. 34566 E-08
PID 010-022457

BIG PAW PROPERTIES, INC.
4.245 ACRES
INSTR. NO. 200401300021745
PID 010-213590

YOUTHBUILD COLUMBUS
COMMUNITY SCHOOL
1.111 ACRES
INSTR. NO.
200205010108728
PID 010-053074



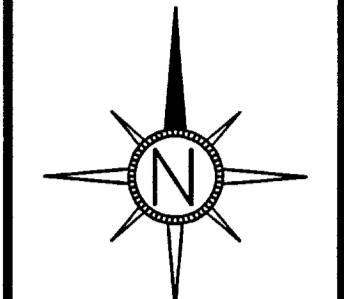
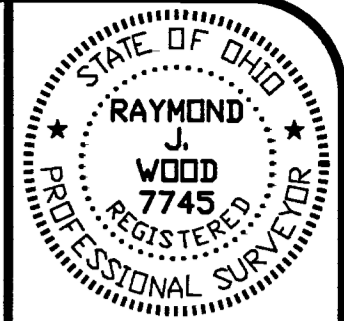
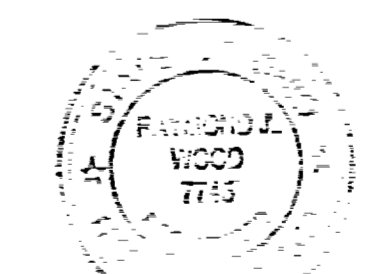
- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - △ "MAG" NAIL SET
 - ▲ SPIKE FOUND
- I.N. INSTRUMENT NUMBER
D.B. DEED BOOK
ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE.
ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

FEB 25 2015

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. IN OCTOBER OF 2014, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

Raymond J. Wood
RAYMOND J. WOOD REG. SURV. 7745 DATE 2/18/15



DATE	BY	REVISIONS
11/24/14	R/W	VESTING DEEDS, AFFIDAVIT, REMOVED PARCELS
11/26/14	R/W	REMOVED PREVIOUS OWNER, ADDED DIMS TO EX. BUILDING
2/18/15	R/W	CHANGED AREA SURVEYED, ADDED TRUE POB PARCEL B

BOUNDARY SURVEY OF 0.117 ACRES

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