

DATA SOURCES (DOCUMENTS USED)

SUBJECT DEEDS OF RECORD: OR 200612290257849 (5400 RENNER ROAD, LLC)
 OR 200712040208450 (5400 RENNER ROAD, LLC)
 PLATS OF RECORD: PB 75, PAGE 37 ~ TRABUE-WALCUTT INDUSTRIAL PARK, SECTION 1 PB 83, PAGE 100 ~ TRABUE-WALCUTT INDUSTRIAL PARK, SECTION 2 PB 84, PAGE 49 ~ TRABUE-WALCUTT INDUSTRIAL PARK, SECTION 3

LOT SPLIT

CONTAINING 2.2353 TOTAL ACRES
 PART OF VIRGINIA MILITARY SURVEYS 7065
 CITY OF COLUMBUS, FRANKLIN COUNTY, STATE OF OHIO

LEGEND

- ⊙ IRON PIN FOUND (AS IDENTIFIED)
 - ⊘ FOUND MAG NAIL
 - 5/8" X 30" IRON PIN SET WITH YELLOW CAP STAMPED "CESO"
-
- BOUNDARY LINE
 - SUBJECT PARCEL
 - ADJOINER LINE
 - ROAD CENTERLINE

OCCUPATION STATEMENT

AT THE TIME OF THE SURVEY THERE EXISTED NO EVIDENCE OF OCCUPATION ALONG THE BOUNDARY LINES AS SHOWN ON THE WITHIN PLAT OF SURVEY.

DESCRIPTION OF SURVEY

THE WITHIN PLAT REPRESENTS SPLIT THE LANDS HERETOFORE CONVEYED TO 5400 RENNER ROAD, LLC, AS RECORDED IN OR 200612290257849 AND 200712040208450 OF THE FRANKLIN COUNTY DEED RECORDS, ON FILE IN COLUMBUS OHIO.

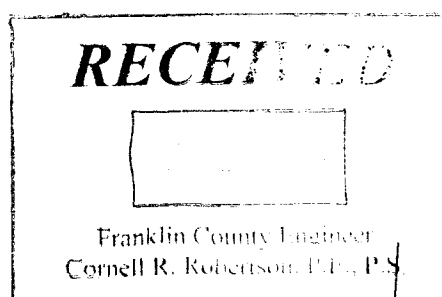
SURVEY IS LOCATED WITHIN THE ORIGINAL VIRGINIA MILITARY SURVEYS 7065

SURVEY NOTES

- NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH), FRANKLIN COUNTY MONUMENTS FCGS 5233, FCGS 5239 AND 8854 RESET (NAD83 - NSRS 2007). AND FURTHER BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF ATLAS STREET (NORTH 03°14'30" EAST)
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE FRANKLIN COUNTY RECORDERS OFFICE, COLUMBUS, OHIO, UNLESS NOTED OTHERWISE.
- SURVEY PREPARED FROM FIELDWORK PERFORMED IN NOVEMBER 2013. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED. ALL IRON PINS CALLED TO BE SET WILL BE DONE SO UPON APPROVAL OF LOT SPLIT.
- NO CERTIFICATION IS MADE ON THIS DOCUMENT AS TO THE TITLE OF THE SUBJECT PROPERTY. THE REMOVAL OF ANY CLOUDS, ENCUMBRANCES OR MORTGAGES EITHER RECORDED OR NOT RECORDED PRIOR TO TRANSFER OF THE PROPERTY IS THE SOLE RESPONSIBILITY OF THE OWNER AND SHOULD BE VERIFIED BY AN ACCURATE TITLE SEARCH.
- NO VISIBLE EVIDENCE OF ANY ENCR JACHMENTS NOTED AT THE TIME OF THE SURVEY.
- ALL OF THE LANDS OF THE GRANTOR'S ARE SHOWN HEREON.

Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C1	830.00'	65.37'	N00° 59' 07"E, 65.35'	4° 30' 44"
C2	30.00'	45.21'	N41° 53' 45"E, 41.05'	86° 20' 25"
C3	150.00'	56.13'	N74° 20' 26"E, 55.80'	21° 26' 19"
C4	210.67'	48.39'	N70° 12' 05"E, 48.29'	13° 09' 42"

Line Table		
Line #	Direction	Length
L1	N85° 03' 44"E	41.76



SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY SUPERVISION AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR BOUNDARY SURVEYS, OAC 4733-37.

ALL MONUMENTATION TO BE SET AS SHOWN HEREON.

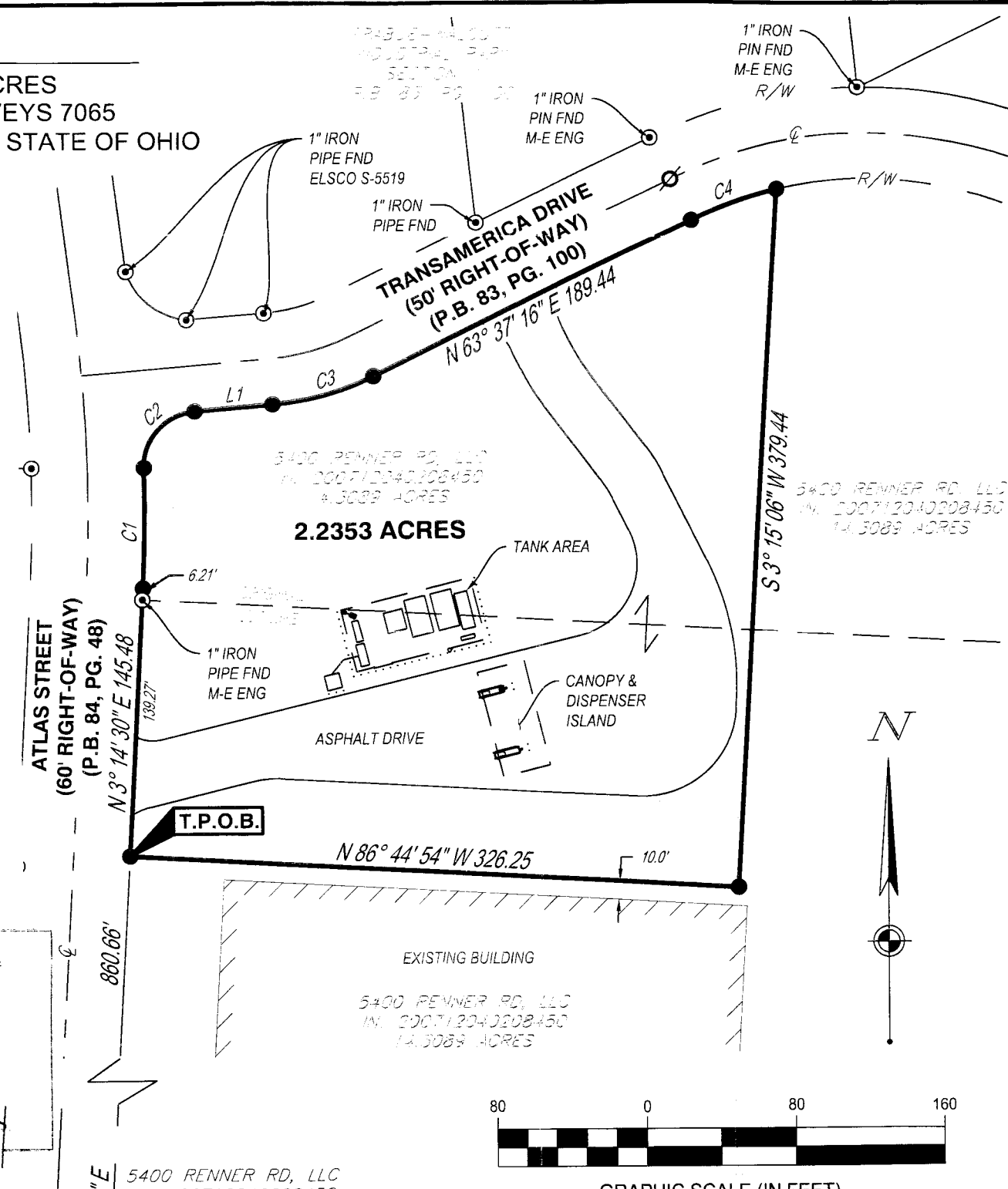
Jeffrey A. Miller
 JEFFREY A. MILLER
 OHIO REGISTRATION/LICENSE NO. S-7211
 DATE 2-19-18

FLOODPLAIN DESIGNATION:

ZONE X, PANEL 39049C0282K

ZONING

Z-86-1221, M-2 MANUFACTURING EFFECTIVE 7/1/1987, HEIGHT DISTRICT H-35
 SOUTH: M-2, H-35 - COMMERCIAL
 EAST: M-2, H-35 - COMMERCIAL
 WEST: M-2, H-35 - COMMERCIAL



LOT SPLIT 2.2353 ACRES	
COLUMBUS	FRANKLIN COUNTY, OHIO
SCALE: 1"=80'	DATE: 02/15/2018
DESIGN: N/A	JOB NO.: 005269-01
DRAWN: ALB	SHEET NO.: 1 OF 1
CHECKED: JAM	