

# BOUNDARY SURVEY

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Section 9, Township-11, Range-21, Congress Lands, being a part of Lot 2 in South Hamilton Square, Plat Book 70, Page 43.

## LEGEND

- I.P.F. IRON PIN FOUND (5/8" REBAR)
- ⊙ P.F. 1" IRON PIPE FOUND CAPPED (M-E Companies/S-6872)

ARCHLAND PROPERTY I, LLC.  
 INST. #200406290149642  
 1.214 AC.  
 PID: 530-243505-00

STEREO LTD LEASING COMPANY LLC  
 INST. #200510190220450  
 PID: 530-244971-00

**RECEIVED**  
 APR 29 2019  
 Franklin County Engineer  
 Conner R. Robertson, P.E., P.S.

10' OHIO BELL TELEPHONE EASEMENT  
 O.R. 15009, PAGE F07

COLUMBUS AND SOUTHERN OHIO ELECTRIC CO. EASMENT  
 D.V. 2525, PAGE 442

### 1.892 ACRES

M FIVE LIMITED PARTNERSHIP  
 INST. #199804210094778  
 INST. #199804270099564  
 PART OF LOT 2  
 (7.655 ac.)  
 P.B. 70, PG. 43  
 PID: 530-212273-00

10' OHIO BELL TELEPHONE EASEMENT  
 O.R. 14054, PAGE A09

**POINT OF BEGINNING**

**SOUTH HAMILTON ROAD (S.R. 317)**  
**RIGHT OF WAY VARIES**

HAMILTON ROAD RIGHT OF WAY  
 D.V. 1382, PG. 649  
 P.B. 70, PG. 43

INGRESS/EGRESS EASEMENT  
 INGRESS/EGRESS EASEMENT

GROVEPORT PROPERTIES LLC  
 INST. #201402070015853  
 PART OF LOT 2  
 (1,010 ac.)  
 PID: 530-292080-00

30' WATER AND SANITARY SEWER EASEMENT  
 P.B. 70, PG. 43

20' STORM SEWER EASEMENT  
 INST. #201001280011382

S85°46'58"E 313.35'

THOMAS P. & ANTOINETTE H. HODGKISS  
 1.172 ACRES  
 INTS. #201202280027593  
 PID: 530-289955-00  
 PART OF LOT 2  
 SOUTH HAMILTON SQUARE  
 P.B. 70, PG. 43

WATERFORD HARBOR LIMITED PARTNERSHIP  
 O.R. 15491, PG. D06  
 LOT 5  
 SOUTH HAMILTON SQUARE  
 P.B. 70, PG. 43  
 PID: 530-218061-00

10' OHIO BELL TELEPHONE EASEMENT  
 O.R. 15009, PAGE F07

ELECTRIC UTILITY EASEMENT  
 INST. #201101280014359

COLUMBUS AND SOUTHERN OHIO ELECTRIC CO. EASMENT  
 D.V. 2525, PAGE 442

INGRESS/EGRESS EASEMENT

M FIVE LIMITED PARTNERSHIP  
 INST. #199804210094778  
 INST. #199804270099564  
 PART OF LOT 2  
 (4.285 AC.)  
 PID: 530-212273

10' OHIO BELL TELEPHONE EASEMENT  
 O.R. 14054, PAGE A09

INGRESS/EGRESS EASEMENT

10' UTILITY EASEMENT  
 P.B. 70, PG. 43

10' UTILITY EASEMENT  
 P.B. 70, PG. 43

20' STORM SEWER EASEMENT  
 INST. #201001280011382  
 INST. #201001290011808

BRITTANY BAY LIMITED PARTNERSHIP  
 O.R. 13476, PG. A03  
 LOT 6

SOUTH HAMILTON SQUARE  
 P.B. 70, PG. 43  
 PID: 530-214686

THE BASIS OF BEARINGS IS THE OHIO STATE PLANE COORDINATES SYSTEM, SOUTH ZONE, NAD83(2011), THE BEARING OF N04°29'02"E AS MEASURED ALONG THE EAST LINE OF LOT 2 AS SHOWN ON SOUTH HAMILTON SQUARE, (P.B. 70, PG. 43)

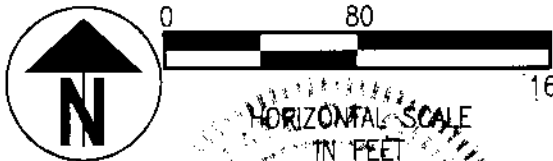
**HAMILTON SQUARE BLVD.**  
 HAMILTON SQUARE BLVD.  
 RIGHT OF WAY  
 P.B. 70, PG. 43

**POINT OF COMMENCEMENT**

SOUTHEAST CORNER OF LOT 2

NOTES:  
 OCCUPATIONAL LINES HAVE NOT BEEN LOCATED IN THE FIELD AND ARE NOT REPRESENTED ON THIS SURVEY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THERE MAY BE EASEMENTS OR RIGHT-OF-WAY WHICH EXIST THAT ARE NOT SHOWN.



FIRM COMMUNITY PANEL No.: 39049C0344K  
 FLOOD ZONE: X  
 EFFECTIVE DATE: 06/17/2008

DRAWN: KTB	CHECKED: JLW	JOB NUMBER: MOC022
REVISIONS	DATE	DATE: 1/28/19
		SHEET: 1 OF 1

**HULL**  
 Environment / Energy / Infrastructure

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