CITY OF COLUMBUS, OHIO
0.194 AC.
INST. 201812270174046

3/4" I.D. Iron Pipe Found

S86° 54' 29"E
365.45'

SARA ZAHRA RASTEGAR
ORIG. 1.956 AC.
INSTR. 200410260246960 &
INSTR. 200810030148794
P.N.220-001077

PLAIN TOWNSHIP
CITY OF COLUMBUS

S86° 54' 29"E
238.11'

3/4" I.D. Iron Pipe Found

TRUE PLACE OF BEGINNING FOR A 1.551 ACRE TRACT

508.26' from Fra. Co. Mon. #8813 Found

1,078.31' from Fra. Co. Mon. #6666 Found

HAMILTON ROAD

CITY OF COLUMBUS, OHIO
0.392 AC.
INST. 201412190168806

0.986 AC.

N03° 05' 31"E
140.40'

DS HAMILTON LLC
2.537 AC.
INSTR. 201601260009806

P.N. 010-295572 - 0.766 AC.
P.N. 010-295893 - 0.785 AC.

5/8" Solid Iron Pin Found

Basis of bearings is the centerline of N. Hamilton Road, between FCGS Monument 6666 and FCGS Monument 8813 being N 03° 19' 31" E, as shown on the Centerline Survey Plat prepared by the Franklin County Engineers Office and dated February 08, 2012, all other bearings are based upon this meridian.

NOTE:
Access to the remainder 1.551 acres is through a portion of said 0.986 acre tract and said 1.013 acre tract by way of Reciprocal Easement Agreement recorded in Instrument No. 201602240021802 and Amended in Instrument No. 201607270097333.

THE KROGER CO.
1.013 AC.
INSTR. 201602240021801
P.N. 010-295573

N03° 19' 31"E
144.22'

284.48'
S03° 25' 53"W

GARRY L. & PAMELA S. ROWE
3 AC.
INSTr. 200010270217905
P.N. 010-289028

RECEIVED
JUN 25 2019

CITY OF COLUMBUS, OHIO
0.196 AC.
INST. 200407130161830

3/4" I.D. Iron Pipe Found

TELHIO CREDIT UNION, INC.
ORIG. 1.223 AC.
INSTR. 200402260041572
P.N. 010-270644

3/4" I.D. Iron Pipe Found 0.59' Southerly.

237.01'
N86° 56' 27"W

3/4" I.D. Iron Pipe Found

WOB PROPERTIES LLC
1.507 AC.
INSTR. 201307100115084
P.N.010-226265

N

SCALE: 1" = 50'

0 50 100 150

GRAPHIC SCALE

3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

STATE OF OHIO
KEVIN L. BAXTER
E-7697
REGISTERED
SURVEYOR

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in June, 2015. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc.".

Kevin L. Baxter 6/21/19

Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:

Bird+Bull
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

DS HAMILTON LLC

ALTA/ACSM LAND TITLE SURVEY
EAST OF 5420 N. HAMILTON ROAD, CITY OF COLUMBUS, FRANKLIN CO., OHIO

1.551 AC. IN QTR. TWP. 3, T., 2 N., R. 16 W., U.S.M.L.

SCALE: 1" = 50'			JOB NO. 19-039	1 / 1
DWN: KLB	CKD:	JUNE 19, 2019		

6/27/2019 3:49:19 PM Plotted by Kevin Baxter on Bird+Bull Plotter