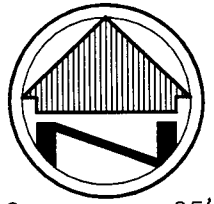


BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF COLUMBUS

133-143 E Livingston Ave.
498 Lazelle Street
Columbus, OH 43215



Part of Lot 1 & 2 of Samuel Parson's Addition
PB 1 Pg 48 (Destroyed by fire Jan.31, 1879)

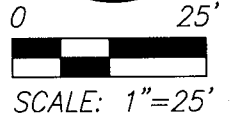
OWNER INFO:

IRISH PROPERTY HOLDINGS, LLC
INSTR.201803290041127

0.2274 acres total for this survey (Par.1, 3 & 4)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S 00°00'00" E AS THE WESTERLY RIGHT-OF-WAY OF MARGRAF ALLEY.



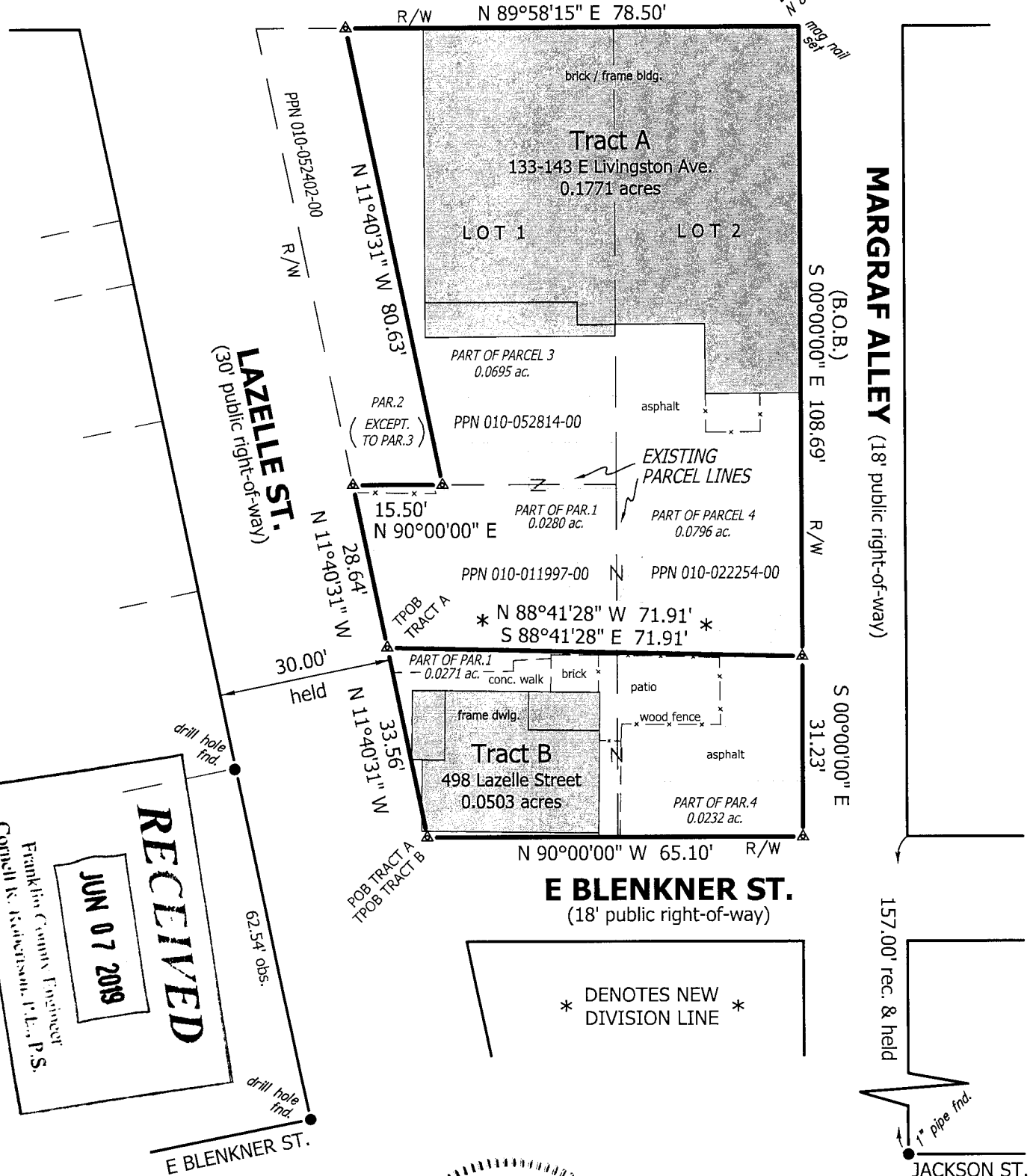
Zoned C4 - General Commercial

DOCUMENTS USED:
-deeds and plat of record

E LIVINGSTON AVE.

(60' public right-of-way)

BLDG CORNER
N 89°58'15" E 0.32'



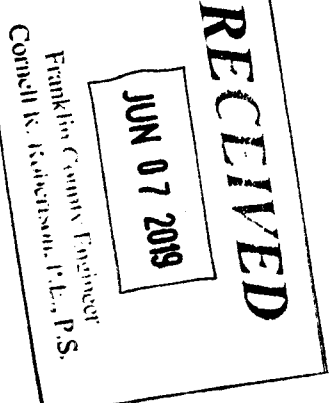
MARGRAF ALLEY (18' public right-of-way)

LAZELLE ST. (30' public right-of-way)

E BLENKNER ST.

(18' public right-of-way)

* DENOTES NEW DIVISION LINE *



NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.



LEGEND

POB	- PLACE OF BEGINNING
TPOB	- TRUE PLACE OF BEGINNING
rec.	- RECORD DISTANCE OR ANGLE
obs.	- OBSERVED DISTANCE OR ANGLE
●	- MONUMENT FOUND, SIZE & TYPE AS INDICATED.
○	- 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A TO BE SET
▲	- MAG NAIL TO BE SET

Fieldwork completed:
April 2019
Job: C0155436



Matthew L. Campbell
MATTHEW L. CAMPBELL REG. NO. 8546
CAMPBELL & ASSOCIATES, INC.

6.7.19
DATE