

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
 HALF SECTION 22, TOWNSHIP 5, RANGE 22, REFUGEE LANDS,
 BEING PART OF LOTS 14 & 15, AND PART OF A VACATED
 20' WIDE ALLEY OF THOMAS MILLER'S HEIRS SUBDIVISION,
 RECORDED IN PLAT BOOK 4, PAGE 72

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 88°19'51" EAST, AS DETERMINED FOR THE NORTH RIGHT-OF-WAY LINE OF E. OAK STREET, AS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS, CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE.

PERTINENT DOCUMENTS:

DEEDS OF RECORD, ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT FRANKLIN COUNTY.

IRON PINS:

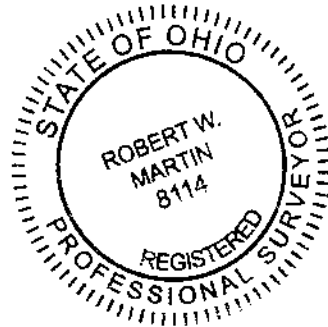
ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

LEGEND

- REBAR SET & CAP (SEE IRON PINS NOTE)



NORTH



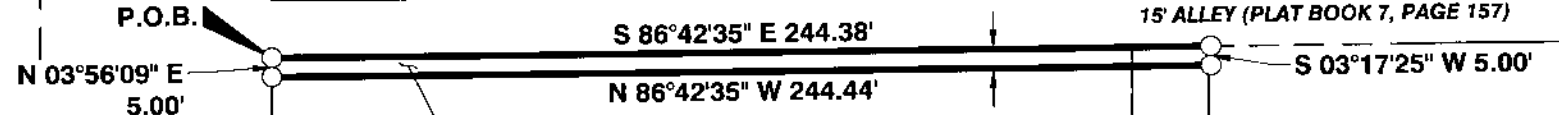
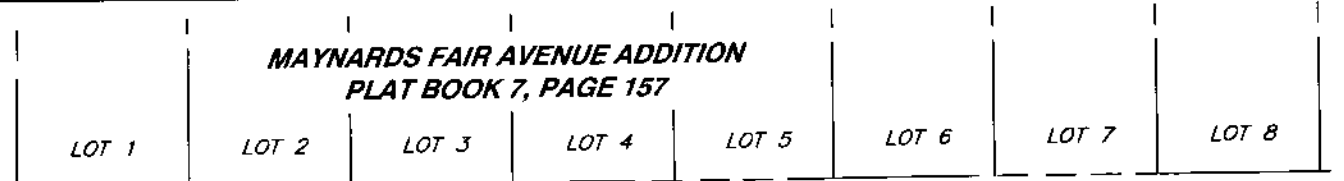
CERTIFICATION:

WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN JANUARY, 2018.

Robert W. Martin 3-5-2020

ROBERT W. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 8114

DATE



0.028 ACRE

TROLLEY BARN LLC
 P.I.D. 010-066585
 IN: 201404250050398

THOMAS MILLER'S HEIRS SUBDIVISION
 PLAT BOOK 4, PAGE 72

LOT 15

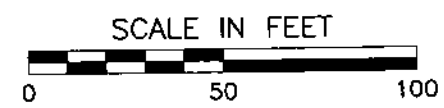
LOT 14

KELTON AVENUE (60' R/W WIDTH)
 (ORIGINALLY DEDICATED AS ROSE AVENUE IN PLAT BOOK 4, PAGE 72)
 (COC ORDINANCE: 31143)

VACATED ALLEY
 ORD: 934-64, 7-29-63

RECORDED
 MAR 05 2020

OAK STREET
 (50' R/W WIDTH)
 (PLAT BOOK 4, PAGE 72)



 Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085 614-540-6633 · 888-598-6808 www.cecinc.com		PLAT OF SURVEY	
		RIGHT-OF-WAY	
DRAWN BY:	KAS	CHECKED BY:	MAS
DATE:	MARCH 2020	DWG SCALE:	1"=50'
APPROVED BY:	<i>RWM</i>	PROJECT NO:	183-463
EXHIBIT:			1 OF 1

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