

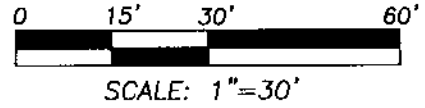
PRIME CMS, INC.

8415 PULSAR PLACE
COLUMBUS, OHIO 43240

PLAT OF SURVEY

0.015 ACRE RIGHT OF WAY PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING A PART OF LOT NUMBER NINE OF GEORGE STEVENSON'S HEIRS SUBDIVISION, PLAT BOOK 1, PAGE 11 (DESTROYED BY FIRE), OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 18, UNITED STATES MILITARY DISTRICT, AND BEING A FIVE (5) FOOT WIDE, AND 0.015 ACRE RIGHT-OF-WAY PARCEL OUT OF THE WESTERLY PORTIONS OF LOTS NUMBER 1, 2, AND 3 OF THE "CLARE SUBDIVISION", AND OF RECORD IN PLAT BOOK 10, PAGE 280, AND SAID LOTS (APN 010-027266) BEING AS CONVEYED TO 1464 CLEVELAND AVENUE LLC, IN INSTRUMENT NUMBER 202010130157952, AND AS DESCRIBED IN EXHIBIT "A" THEREIN, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

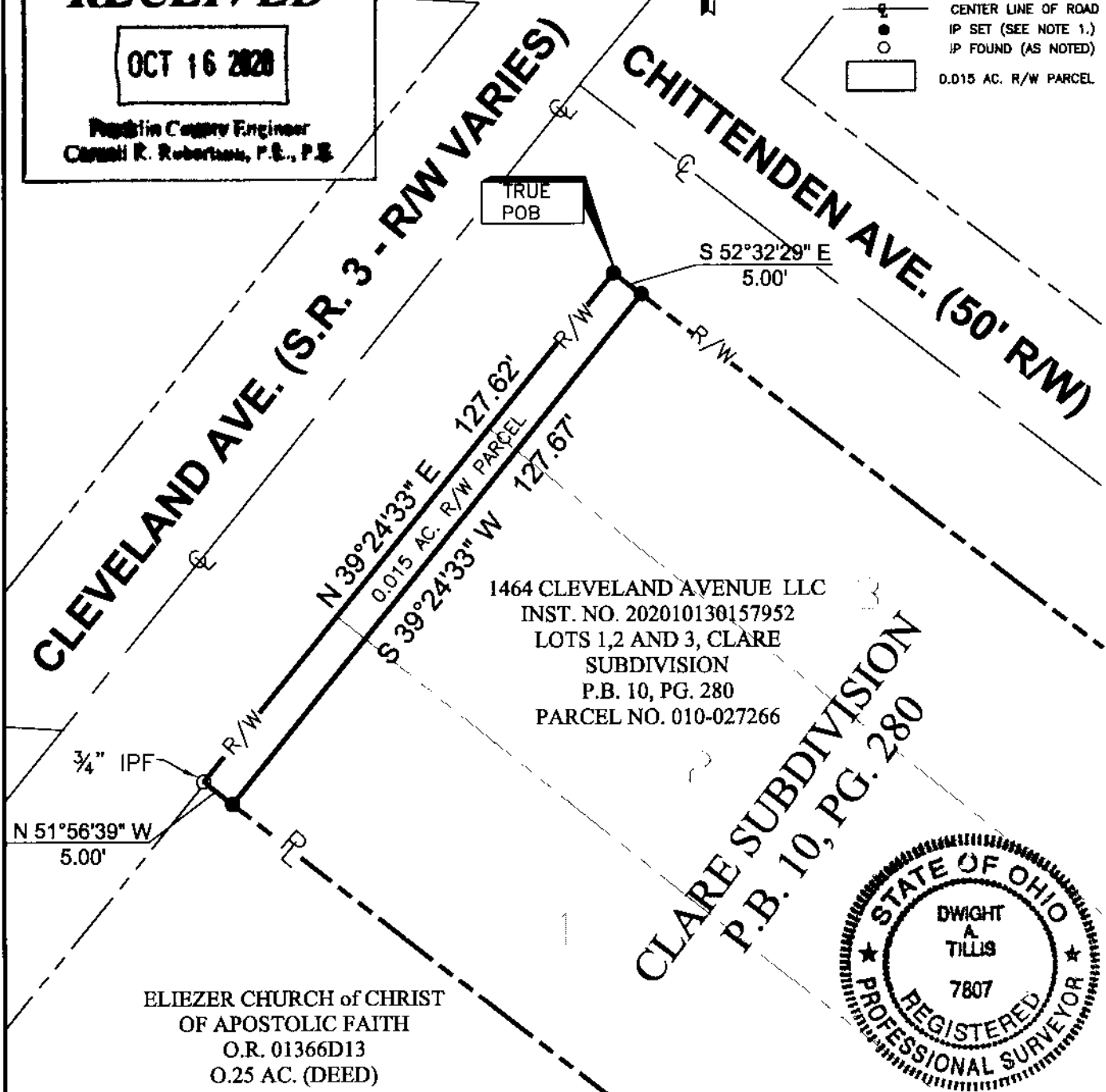


LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE OF ROAD
	IP SET (SEE NOTE 1.)
	IP FOUND (AS NOTED)
	0.015 AC. R/W PARCEL

RECEIVED

OCT 16 2020

Public Survey Engineer
Carol R. Robertson, P.E., P.S.



1464 CLEVELAND AVENUE LLC
INST. NO. 202010130157952
LOTS 1, 2 AND 3, CLARE
SUBDIVISION
P.B. 10, PG. 280
PARCEL NO. 010-027266

CLARE SUBDIVISION
P.B. 10, PG. 280

ELIEZER CHURCH of CHRIST
OF APOSTOLIC FAITH
O.R. 01366D13
0.25 AC. (DEED)



BASIS OF BEARINGS:
THE BEARINGS SYSTEM, AS DESCRIBED HEREIN, IS BASED UPON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF CLEVELAND AVENUE, BEING N 39°24'33" E, AS DETERMINED BY GPS SURVEY OF FOUND AND SET SITE MONUMENTATION, AND AS REFERENCED TO THE OHIO STATE PLANE GRID COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011).

- NOTES:**
1. IRON PINS SET ARE 5/8 INCH DIAMETER, 30 IN. LONG REBAR WITH STAINLESS STEEL CAPS STAMPED "PRIME CMS, INC."
 2. THE SUBJECT PROPERTY IS COMMERCIAL LAND FOR A FOOD MARKET & PHARMACY.
 3. PROPOSED USE OF 0.015 AC. PARCEL: CITY OF COLUMBUS RIGHT-OF-WAY
 4. PROPERTY IS WITHIN FLOOD ZONE AREA "C" PER F.I.R.M. MAP NO. 3903280175 B, EFFECTIVE DATE: DECEMBER 1, 1983.

I, THE UNDERSIGNED HEREBY CERTIFY THAT PRIME CMS, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Dwight A. Tillis
SIGNATURE

10/14/2020
DATE