

Z:\19-0004-163\DWG\PRODUCTION DRAWINGS\SURVEY\19-0004-163 east parcel lot split exhibits.dwg Layout1 Sep 25, 2020 10:26:38am dhock

Residences at Towne
Center Holdings, Ltd.
I.N. 200102090027107
41.603 Ac.

Franklin County
Commissioners
I.N. 200410260247436
Parcel No. 74WD
0.112 Ac.

Residences at Towne
Center Holdings, Ltd.
I.N. 200102090027107
41.603 Ac.

Gamma Columbus, LLC
I.N. 200403090051193
0.999 Ac.
APN: 520-162410

1.997 Ac.

Gamma Columbus, LLC
I.N. 200403090051193
Orig. 5.511 Ac.
APN: 520-162410

NOTE=
The access points for the
1.997 acre and 1.974 acre
tracts will continue to be
shared and no new access
points will be created.

TPOB for
1.997 Ac.

Somerset Place, LLC
I.N. 202005260071641
2.426 Ac.

Gamma Columbus, LLC
I.N. 200403090051193
Orig. 5.511 Ac.
APN: 520-162410

1.974 Ac.

TPOB for
1.974 Ac.

$\Delta=89^{\circ}33'00''$
 $R=20.00'$
 $ArcL=31.26'$
 $ChB=S48^{\circ}39'17''W$
 $ChD=28.17'$

LIFESTYLE BOULEVARD (P.B. 96, Pg. 78)

N 86°34'13" W 373.95'

N 03°52'47" E 6.46'

RPOB
1.997 AC.
and
1.974 AC.

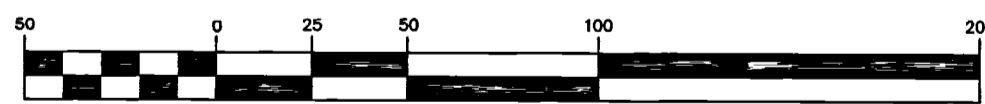
N 03°31'40" E 1076.02'

FCGS 2264

LEGEND

- IRON PIN FOUND
- IRON PIN SET W / CAP
ADVANCED 7661
- ✕ PK NAIL FOUND
- IRON PIN SET
- ▲ RR SPIKE FOUND
- ✕ PK NAIL SET
- Ⓜ MONUMENT BOX
- △ RR SPIKE SET
- CONCRETE POST
- Ⓜ MONUMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

All iron pins set are 5/8" diameter rebar, 30" long with plastic cap inscribed "Advanced 7661".

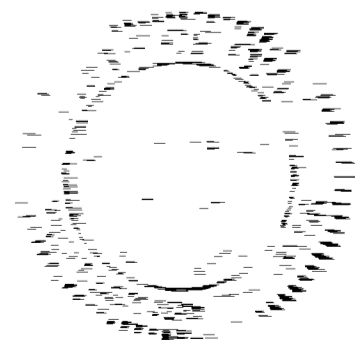
This description is based on existing records from the Franklin County Recorder's and the Franklin County Auditor's Office and an actual field survey by Advanced Civil Design, Inc. in March 2004. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based upon the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2007) which determined the bearing between found Franklin County Engineer Survey Monument (FCGS 6621) and said Franklin County Engineer Survey Monument (FCGS 2264) as N 03°31'40" E for the centerline of said Stelzer Road.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 17661

Date:



QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17, U.S.M.L.
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

PARCEL EXHIBIT
OF
1.997 ACRES & 1.974 ACRES
LIFESTYLE BOULEVARD. & STELZER ROAD

PLAN PREPARED BY: DRB
CHECKED BY: DRH



422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 50'
DATE: July 31, 2020
JOB#: 19-0004-163

SHEET 1 / 1