BOUNDARY SURVEY

STANDARD LEGEND

- MONUMENT FOUND
- MONUMENT SET
- MAG NAIL FOUND
- MAG NAIL SET
- X MARK AS NOTED
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- CONC. R/W MARKER
- POWERPOLE
- GUY ANCHOR
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- GENERATOR
- ELECTRICAL VAULT
- ELECTRICAL PEDESTAL
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM INLET
- CATCH BASIN
- CURB INLET
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TELEPHONE LINE
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- TELEPHONE MARKER
- ABOVE GROUND LEVEL
- SQUARE FOOT
- LANDSCAPING
- FUEL TANK CAP
- FLAG POLE
- UNKNOWN MANHOLE
- FROZEN MANHOLE
- UNKNOWN VAULT
- UNKNOWN VALVE METAL
- MAIL BOX
- BOLLARD
- BORE HOLE
- MONITORING WELL
- STOP SIGN
- SIGN

SITE DATA

RECEIVED
DEC 01 2020
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

LINE	BEARING	DISTANCE
L1	S 87°08'32" E(C)	450.00'(C)
	S 87°08'32" E(M)	450.00'(M)
L2	S 02°51'28" E(M)	370.64'(M)
	N 87°58'01" W(M)	1356.63'(M)
L3	S 87°12'31" W(C)	1324.35'(C)
	S 87°12'07" W(M)	1324.36'(M)
L4	S 87°04'27" W(C)	116.02'(C)
	S 87°15'10" W(M)	116.05'(M)
L5	S 87°52'05" E(C)	16.04'(C)
	S 87°25'57" E(M)	17.04'(M)
L6	S 87°07'54" W(C)	1300.00'(C)
	S 87°16'53" W(M)	1300.13'(M)
L7	N 87°52'05" W(C)	7.24'(C)
	N 87°14'25" W(M)	7.26'(M)
L8	N 87°04'27" W(C)	134.40'(C)
	N 87°02'43" W(M)	134.43'(M)
L9	N 87°16'42" W(C)	12.40'(C)
	N 87°17'58" W(M)	12.42'(M)
L10	N 87°52'05" W(C)	59.25'(C)
	N 87°53'43" W(M)	59.35'(M)
L11	N 87°07'54" E(C)	192.53'(C)
	N 87°05'10" E(M)	192.12'(M)
L12	S 87°52'05" E(C)	124.73'(C)
	S 87°53'58" E(M)	124.72'(M)
L13	N 87°07'54" E(C)	1142.26'(C)
	N 87°08'21" E(M)	1142.05'(M)
L14	N 87°52'05" W(C)	124.73'(C)
	N 87°53'58" W(M)	124.72'(M)
L15	N 87°07'54" E(C)	110.00'(C)
	N 87°08'16" E(M)	110.21'(M)
L16	S 87°52'05" E(C)	1234.44'(C)
	S 87°53'58" E(M)	1234.44'(M)
L17	N 02°51'28" E(C)	1342.32'(C)
	N 02°07'42" E(M)	1342.05'(M)

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND CITY OF COLUMBUS, AND BEING A PART OF QUARTER TOWNSHIP 2, TOWNSHIP 1 NORTH, RANGE 16, UNITED STATES MILITARY LANDS, AND CONTAINING 8.670 ACRES, SAID 8.670 ACRES BEING OUT OF THAT ORIGINAL 5.693 ACRE TRACT OF LAND AS CONVEYED TO HAMILTON & PITNER, LLC OF RECORD IN INSTRUMENT 201608150085156.

FRANKLIN COUNTY GEODETIC SURVEY MONUMENT NUMBER 8814 RESET

FOUND 5/8" REBAR

FOUND 3/4" IRON PIPE

N 87°08'32" W 65.00'

S 87°08'32" E 450.00'

N 87°08'32" W 235.44'

EXCEPTION 3.

NEW WARRANTY DEED

L17

L6

L7

L2

L1

L8

L9

L10

L11

L12

L13

L14

L15

L16

L3

L4

L5

FOUND 5/8" REBAR

SET MAGNAIL W/DISK "U.S. SURVEYOR 800-867-8783"

N 87°07'54" E 1342.26'

N 87°52'05" E 124.73'

N 87°52'05" W 124.73'

N 87°07'54" W 110.00'

N 87°52'05" W 59.25'

N 87°52'05" W 7.24'

N 87°52'05" W 12.40'

N 87°52'05" W 16.04'

N 87°52'05" W 7.24'

N 87°52'05" W 124.73'

N 87°52'05" W 324.98'

N 87°07'54" E 1342.32'

N 87°07'54" E 270.00'

N 87°07'54" E 1314.01'

HAMILTON ROAD (UNKNOWN WIDTH PUBLIC RIGHT-OF-WAY)

EXCEPTION 4.

EXCEPTION 5.

EXCEPTION 6.

EXCEPTION 7.

EXCEPTION 8.

FOUND 3/4" IRON PIPE W/CAP "GEOGRAPHICS"

FOUND MAGNAIL

FOUND 5/8" REBAR W/CAP "MANNICK"

FOUND 3/4" IRON PIPE W/CAP "EMHT" 8" DEEP

FRANKLIN COUNTY GEODETIC SURVEY MONUMENT NUMBER 8813

LOT 175.

LOT 177

LOT 176

LOT 125

VICINITY MAP

MEASURED LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND CITY OF COLUMBUS, AND BEING A PART OF QUARTER TOWNSHIP 2, TOWNSHIP 1 NORTH, RANGE 16, UNITED STATES MILITARY LANDS, AND CONTAINING 8.670 ACRES, SAID 8.670 ACRES BEING OUT OF THAT ORIGINAL 5.693 ACRE TRACT OF LAND AS CONVEYED TO HAMILTON & PITNER, LLC OF RECORD IN INSTRUMENT 201608150085156, THAT 1.672 ACRES LAND SHOWN ON THE ORIGINAL BOUNDARY SURVEY BY MICHAEL F. FELDBUSCH, PS, OF OHIO REGISTRATION NO. 7761, ON AUGUST 31, 2020, A PLAT OF SUCH SURVEY PROJECT NUMBER SS54230 MAY BE REFERENCED FOR MONUMENTS AND COURSES PERTINENT TO THE SHOWN ON SAID BOUNDARY SURVEY, 2.650 ACRES IS FOLLOWS:

ALL RECORDS REFERRED TO ARE THOSE OF RECORD IN THE FRANKLIN COUNTY RECORDER'S OFFICE, UNLESS OTHERWISE NOTED.

BEGINNING FOR REFERENCE, AT FRANKLIN COUNTY GEODETIC SURVEY MONUMENT NUMBER 8814, RESET, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF THAT 0.000 ACRE TRACT OF LAND AS CONVEYED TO THE CITY OF COLUMBUS OF RECORD IN INSTRUMENT NO. 200207190085818, IN THE EASTERLY LINE OF THAT 7.670 ACRE TRACT OF LAND AS CONVEYED TO THE CITY OF COLUMBUS, OHIO OF RECORD IN INSTRUMENT NO. 200207190085818, BEING AT THE SOUTHWESTERLY TERMINUS OF A PORTION OF HAMILTON ROAD DEDICATED IN PLAT BOOK 12, PAGE 64, AND BEING ON THE CENTERLINE OF HAMILTON ROAD (VARIABLE);

THENCE SOUTH 87 DEGREES 08 MINUTES 32 SECONDS EAST, WITH THE NORTHERLY LINE OF SAID 0.000 ACRE TRACT, THE SOUTHERLY LINE OF SAID TERMINUS AND ALONG SAID HAMILTON ROAD, 65.00 FEET TO A 5/8" REBAR STAMPED "EMHT" AT THE NORTHEASTERLY CORNER OF A 0.046 ACRE TRACT OF LAND AS CONVEYED TO SAME OF RECORD IN INSTRUMENT NO. 200207190085818, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF 2.434 ACRE TRACT OF LAND AS CONVEYED TO THE NEW ALBANY COMPANY LLC OF RECORD IN INSTRUMENT NO. 201608150085156, THE NORTHWESTERLY CORNER OF SAID 0.000 ACRE TRACT OF LAND AND IN THE EASTERLY RIGHT-OF-WAY LINE OF HAMILTON ROAD (VARIABLE);

THENCE SOUTH 87 DEGREES, WITH THE NORTHERLY LINE OF SAID 0.046 SAUVE ACRE TRACT AND THE SOUTHERLY LINE OF 2.432 NEW ALBANY COMPANY ACRE TRACT, 235.44 FEET TO 5/8" REBAR, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87 DEGREES 08 MINUTES 32 SECONDS EAST 450.00 FEET TO A 3/4" IRON PIPE, WITH THE NORTHERLY LINE OF SAID ORIGINAL 5.693 ACRE TRACT AND THE SOUTHERLY LINE OF 2.432 ACRE TRACT TO AN IRON PIPE SET WITH A COMMON CORNER OF SAID TRACTS AND THE PRESERVE SECTION 4, A SUBDIVISION OF RECORD IN PLAT BOOK 93, PAGE 26;

THENCE SOUTH 02 DEGREES 51 MINUTES 28 SECONDS WEST 313.65 FEET TO A 3/4" IRON PIPE WITH CAP "GEOGRAPHICS", ALONG THE COMMON LINE OF SAID 5.693 ACRE TRACT AND THE PRESERVE SECTION 4;

THENCE ACROSS SAID ORIGINAL 5.693 ACRE TRACT AND BEING BOUND BY A 1.672 ACRE TRACT OF LAND CONVEYED TO MARK AUTO REAL ESTATE, LLC OF RECORD IN INSTRUMENT NO. 201604150042356, THE FOLLOWING 7 COURSES:

THENCE SOUTH 16 DEGREES 12 MINUTES 16 SECONDS WEST 124.30 FEET TO A MAGNAIL;

THENCE SOUTH 04 DEGREES 55 MINUTES 18 SECONDS WEST 16.05 FEET TO A MAGNAIL;

THENCE SOUTH 87 DEGREES 25 MINUTES 29 SECONDS EAST 6.04 FEET TO A 5/8" REBAR W/CAP "MANNICK";

THENCE SOUTH 02 DEGREES 16 MINUTES 53 SECONDS WEST 52.18 FEET TO A 5/8" REBAR W/CAP "MANNICK";

THENCE NORTH 85 DEGREES 16 MINUTES 26 SECONDS WEST 2.75 FEET TO A MAGNAIL;

THENCE SOUTH 05 DEGREES 00 MINUTES 43 SECONDS WEST 14.48 FEET TO A MAGNAIL;

THENCE SOUTH 87 DEGREES 17 MINUTES 58 SECONDS WEST 9.48 FEET TO A MAGNAIL, TO A POINT ON THE SOUTHERLY LINE OF SAID 5.693 ACRE TRACT AND IN THE NORTHEAST CORNER OF A 1.672 ACRE TRACT CONVEYED TO ASSOCIATED BANK N.A., BY DEED OF RECORD IN INSTRUMENT NUMBER 202005310073391;

THENCE NORTH 85 DEGREES 55 MINUTES 48 SECONDS WEST 259.35 FEET TO A 3/4" IRON PIPE W/CAP "EMHT" ALONG THE COMMON LINE OF SAID ORIGINAL 5.693 ACRE TRACT AND THE 1.672 ACRE TRACT OF LAND, ALSO BEING THE SOUTHEAST CORNER OF A 0.000 ACRE RIGHT OF WAY AS CONVEYED TO THE CITY OF COLUMBUS, OHIO OF RECORD IN INSTRUMENT NUMBER 201607190085818;

THENCE ACROSS SAID ORIGINAL 5.693 ACRE TRACT THE FOLLOWING 7 COURSES:

THENCE NORTH 02 DEGREES 07 MINUTES 39 SECONDS EAST 63.37 FEET ALONG THE SAID 0.000 ACRE RUN TO A 3/4" IRON PIPE W/CAP "GEOGRAPHICS" SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A 0.000 ACRE TRACT CONVEYED TO THE CITY OF COLUMBUS, OHIO OF RECORD IN INSTRUMENT NUMBER 200207190085818 AND ALSO THE SOUTHWEST CORNER OF A 1.672 ACRE TRACT OF LAND CONVEYED TO VSM PARSONS LTD OF RECORD IN INSTRUMENT NUMBER 202011190163020;

THENCE SOUTH 85 DEGREES 55 MINUTES 57 SECONDS EAST 247.28 FEET TO A MAGNAIL ALONG THE SOUTHERLY BORDER OF SAID VSM PARSONS LTD 1.672 ACRES TRACT OF LAND;

THENCE NORTH 05 DEGREES 08 MINUTES 28 SECONDS EAST 147.08 FEET ALONG THE EASTERLY BOUNDARY OF VSM PARSONS LTD 1.672 ACRES TRACT OF LAND TO A MAGNAIL W/DISK "U.S. SURVEYOR 800-867-8783";

THENCE NORTH 85 DEGREES 52 MINUTES 18 SECONDS WEST 247.12 FEET TO A 5/8" REBAR ALONG THE NORTHERLY BOUNDARY OF VSM PARSONS LTD 1.672 ACRES TRACT OF LAND, TO THE SOUTHEASTERLY CORNER OF SAID 0.000 ACRE OF LAND AS CONVEYED TO THE CITY OF COLUMBUS, OHIO OF RECORD IN INSTRUMENT NUMBER 200207190085818;

THENCE NORTH 05 DEGREES 00 MINUTES 34 SECONDS EAST 37.15 FEET TO A 5/8" REBAR, ALONG THE EASTERLY LINE OF SAID 0.000 ACRE POINT OF A 5/8" TO THE SOUTHEAST CORNER OF A 1.672 ACRE TRACT OF LAND AS CONVEYED TO SAUVE COL LLC OF RECORD IN INSTRUMENT NUMBER 202005310073058;

THENCE SOUTH 85 DEGREES 53 MINUTES 58 SECONDS EAST 236.45 FEET ALONG THE SOUTHERLY LINE OF SAID SAUVE COL LLC 0.955 ACRE TRACT TO A MAGNAIL W/DISK "U.S. SURVEYOR 800-867-8783";

THENCE NORTH 05 DEGREES 07 MINUTES 45 SECONDS EAST 178.00 FEET ALONG THE EASTERLY LINE OF SAID SAUVE COL LLC 0.955 ACRE TRACT TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE BEARING OF NORTH 87 DEGREES 07 MINUTES 42 SECONDS EAST FROM THE SOUTHWESTERN CORNER OF SAID TRACT SHOWN ON THE FOLLOWING REFERENCED SURVEY TO THE NORTHEASTERLY CORNER OF SAID TRACT. THIS BEARING WAS ESTABLISHED BY NGS & SURVEY FROM ADVANCED CIVIL DESIGNS, DOUGLAS R. MOON, PSM 7746, JOB NO. 18-0031-S14, DATED FEBRUARY 18, 2019 AS RECORDED IN INSTRUMENT NO. 201907150088336.

CONTAINING 377622.5 SQ FT OR 8.670 ACRES, MORE OR LESS.

BOUNDARY SURVEY

SHT 1 OF 1 SHEETS

For inquiries, questions or concerns about this survey contact MJFeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 201

4929 Riverwind Pointe Drive
Evansville, Indiana 47715

EQUITY LLC

FRANKLIN COUNTY, STATE OF OHIO

5720 N. HAMILTON RD
COLUMBUS, OH 43230

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO
MICHAEL F. FELDBUSCH
S 7761
PROFESSIONAL SURVEYOR

NOT VALID WITHOUT ORIGINAL SIGNATURE

MICHAEL F. FELDBUSCH, P.S.
OHIO REGISTRATION NO. 7761
DATE OF CERTIFICATION 08/31/2020

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SS54230.DWG

NOTE:
THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, DIGITAL MILLENNIUM COPYRIGHT ACT, TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. U.S. SURVEYOR, ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 39049C0203K which has an effective date of JUNE 17, 2008 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

NOTICE: OTHER FLOODMAPS MAY EXIST THAT SHOW FLOODPLAIN AS DETERMINED BY STATE OR MUNICIPALITIES. THE CERTIFICATION ONLY COVERS THE FEMA FIRM MAP REFERENCED HEREON.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

811
Know what's below
Call before you dig.

AUGUST 31, 2020

_____ 2020

_____ 2020

_____ 2020