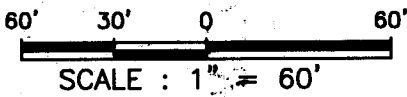


# PRIME CM & S, INC.

8415 PULSAR PLACE, STE. 300  
COLUMBUS, OHIO 43240  
614-839-0250

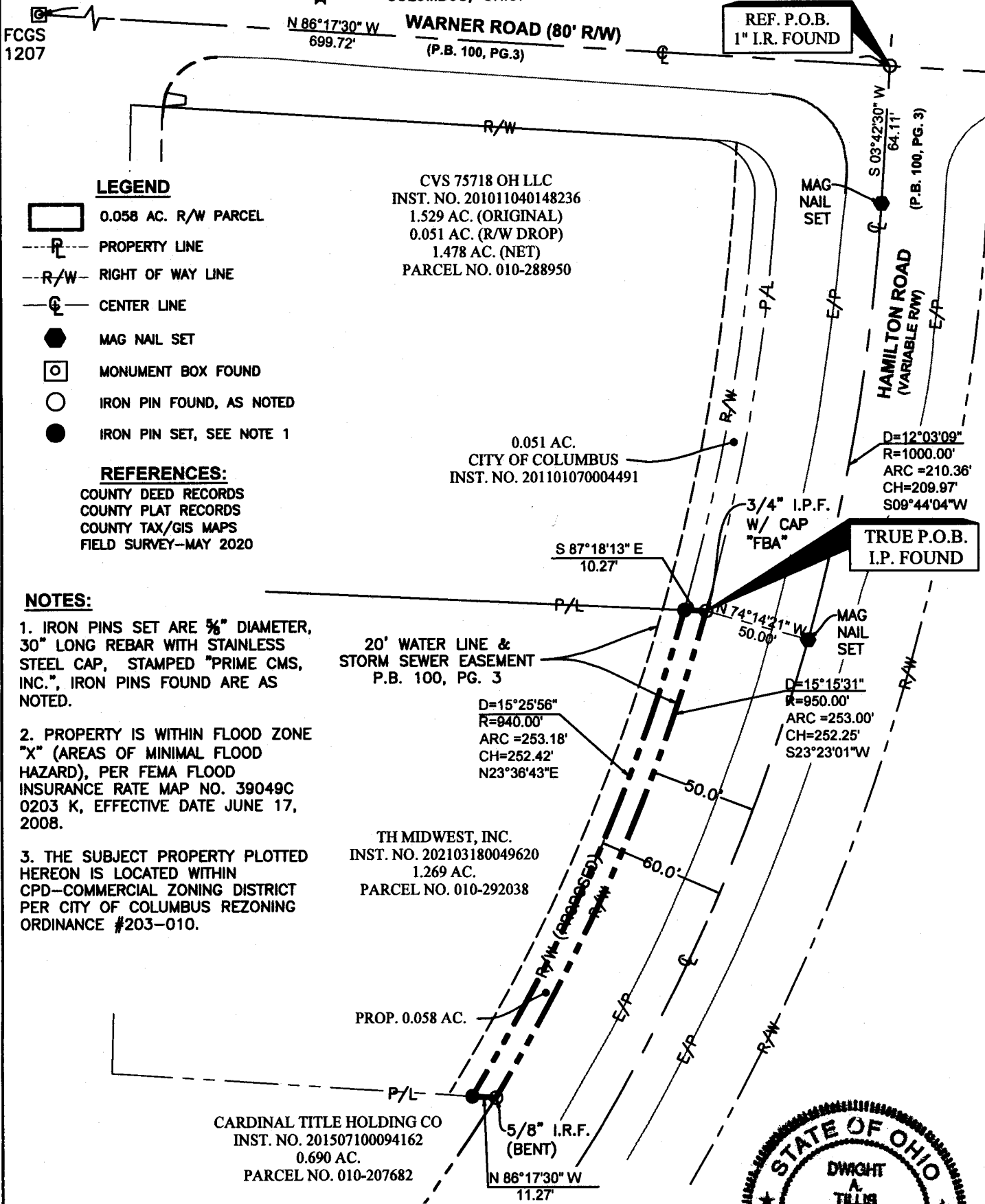
## PLAT OF SURVEY 0.058 ACRE RIGHT OF WAY PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 16, UNITED STATES MILITARY DISTRICT, AND BEING A 0.058 ACRE RIGHT-OF-WAY PARCEL OUT OF THE 1.269 ACRE PARCEL (APN 010-292038) AS CONVEYED TO CARDINAL TITLE HOLDING COMPANY IN INSTRUMENT NUMBER 201304190065356, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE BEARING OF HAMILTON ROAD, DEPICTED AS S 03°42'30" W ON THE "DEDICATION PLAT OF HAMILTON ROAD AND EASEMENTS", OF RECORD IN PLAT BOOK 100, PAGE 3, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



### LEGEND

- 0.058 AC. R/W PARCEL
- PROPERTY LINE
- RIGHT OF WAY LINE
- ⊙ CENTER LINE
- MAG NAIL SET
- MONUMENT BOX FOUND
- IRON PIN FOUND, AS NOTED
- IRON PIN SET, SEE NOTE 1

### REFERENCES:

COUNTY DEED RECORDS  
COUNTY PLAT RECORDS  
COUNTY TAX/GIS MAPS  
FIELD SURVEY—MAY 2020

### NOTES:

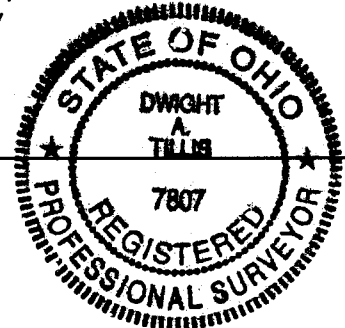
1. IRON PINS SET ARE 3/8" DIAMETER, 30" LONG REBAR WITH STAINLESS STEEL CAP, STAMPED "PRIME CMS, INC.", IRON PINS FOUND ARE AS NOTED.
2. PROPERTY IS WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD), PER FEMA FLOOD INSURANCE RATE MAP NO. 39049C 0203 K, EFFECTIVE DATE JUNE 17, 2008.
3. THE SUBJECT PROPERTY PLOTTED HEREON IS LOCATED WITHIN CPD—COMMERCIAL ZONING DISTRICT PER CITY OF COLUMBUS REZONING ORDINANCE #203-010.

CVS 75718 OH LLC  
INST. NO. 201011040148236  
1.529 AC. (ORIGINAL)  
0.051 AC. (R/W DROP)  
1.478 AC. (NET)  
PARCEL NO. 010-288950

0.051 AC.  
CITY OF COLUMBUS  
INST. NO. 201101070004491

TH MIDWEST, INC.  
INST. NO. 202103180049620  
1.269 AC.  
PARCEL NO. 010-292038

CARDINAL TITLE HOLDING CO  
INST. NO. 201507100094162  
0.690 AC.  
PARCEL NO. 010-207682



I, THE UNDERSIGNED HEREBY CERTIFY THAT PRIME CM&S, INC. SURVEYED THE PREMISES SHOWN HEREON IN OTOBER, 2018, 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. Ellis*  
SIGNATURE

3/31/21  
DATE