

PRIME CM & S, INC.

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

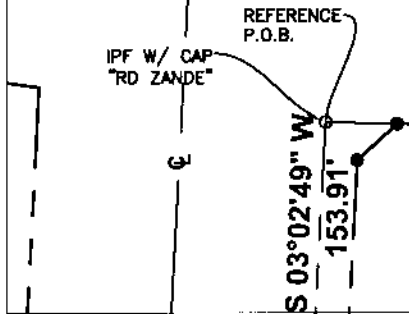
PLAT OF SURVEY

0.231 ACRE RIGHT OF WAY PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND QUARTER TOWNSHIP 4, TOWNSHIP 2 RANGE 18 UNITED STATES MILITARY DISTRICT, AND BEING A 0.231 ACRE RIGHT-OF-WAY PARCEL OUT OF THE 1.726 ACRE PARCEL (APN 010-274389) AS CONVEYED TO MPT OF COLUMBUS SALEM FCER, LLC IN INSTRUMENT NUMBER 201609010117714, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

EAST DUBLIN/GRANVILLE RD.
(STATE ROUTE 161)
(R/W VARIES-PUBLIC)

ROCHE DRIVE



BASIS OF BEARINGS:

THE BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE EXISTING EASTERLY RIGHT-OF-WAY LINE BEARING OF NORTH MEADOWS BOULEVARD, BEING S 03°02'49" W. AS DETERMINED BY GPS SURVEY OF FOUND AND SET SITE SURVEY MONUMENTATION UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION SYSTEM, AND AS REFERENCED TO THE OHIO STATE PLANE GRID COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83(2011).

40' 20' 0 40'



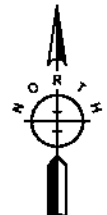
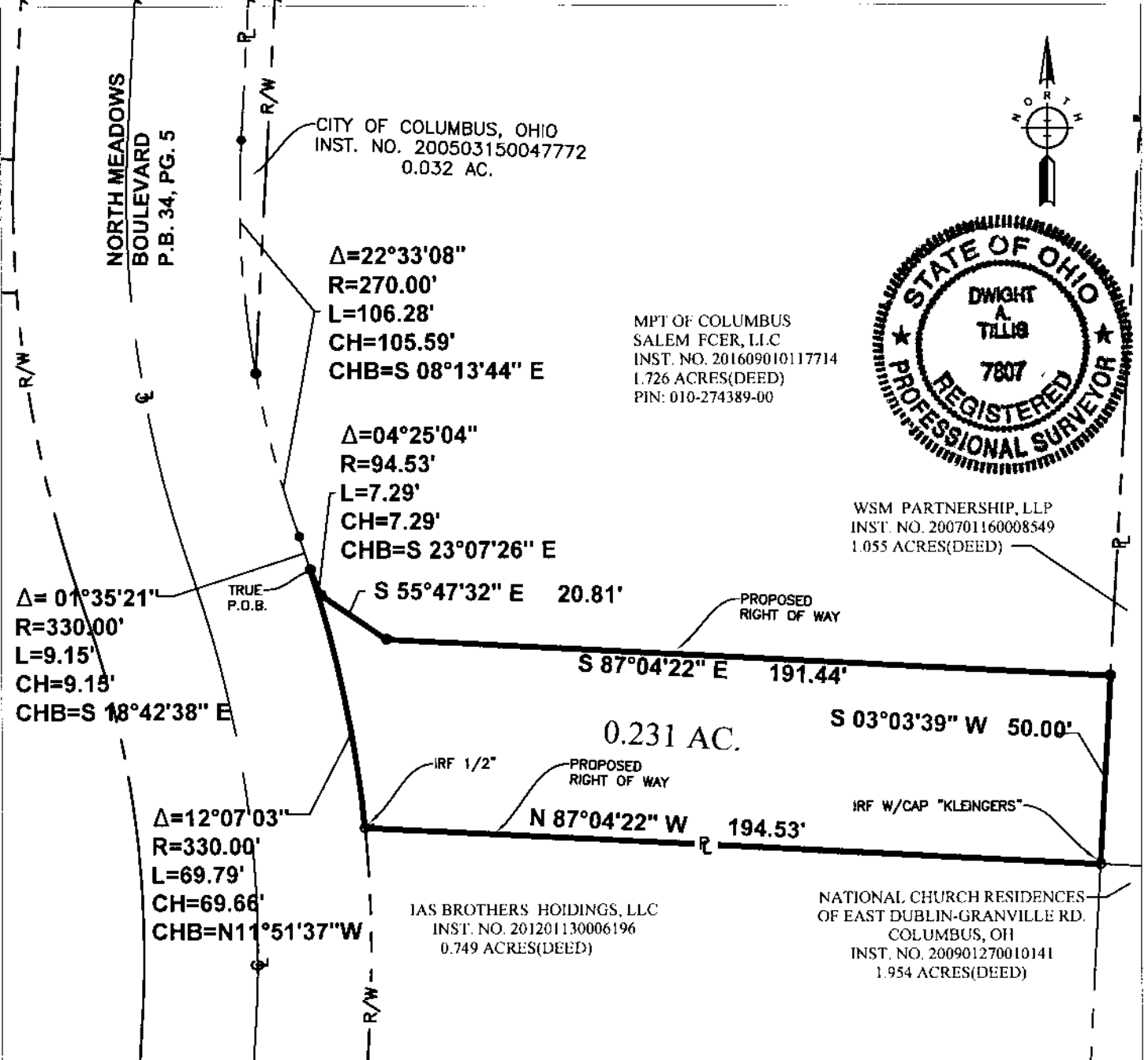
SCALE : 1" = 40'

LEGEND

- 0.231 AC. R/W PARCEL
- PROPERTY LINE
- R/W RIGHT OF WAY LINE
- CENTER LINE
- IP SET (SEE NOTE 1.)
- IP FOUND (AS NOTED)
- MAG NAIL SET

REFERENCES:

COUNTY DEED RECORDS
COUNTY PLAT RECORDS
COUNTY TAX/GIS RECORDS
FIELD SURVEY-DECEMBER 2020



MPT OF COLUMBUS
SALEM FCER, LLC
INST. NO. 201609010117714
1.726 ACRES(DEED)
PIN: 010-274389-00

WSM PARTNERSHIP, LLP
INST. NO. 200701160008549
1.055 ACRES(DEED)

IAS BROTHERS HOLDINGS, LLC
INST. NO. 201201130006196
0.749 ACRES(DEED)

NATIONAL CHURCH RESIDENCES
OF EAST DUBLIN-GRANVILLE RD.
COLUMBUS, OH
INST. NO. 200901270010141
1.954 ACRES(DEED)

CERTIFICATION:

THE UNDERSIGNED, HEREBY CERTIFY THAT PRIME CM&S, 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.

PRIME CM & S, INC.

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 (1.726 AC.) IS CURRENTLY COMMERCIAL LAND FOR A DRUG STORE.
3. PROPOSED USE OF 0.231 AC. PARCEL: CITY OF COLUMBUS RIGHT-OF-WAY
4. PROPERTY IS WITHIN FLOOD ZONE AREA "X" PER F.I.R.M. MAP NO. 39049C0178 K, EFFECTIVE DATE: JUNE 17, 2008.

Dwight A. Tillis 4/20/21
DWIGHT A. TILLIS P.S. 7807 DATE: 4/20/21