

# PRIME CM & S, INC.

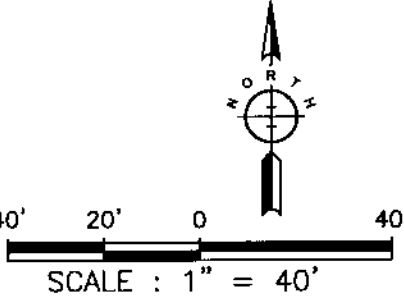
8415 PULSAR PLACE, SUITE. 300  
COLUMBUS, OHIO 43240  
614-839-0250

## PLAT OF SURVEY 0.070 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 0.070 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.

### BASIS OF BEARINGS:

THE BEARING SYSTEM, AS DESCRIBED HEREIN, IS BASED UPON THE EXISTING EASTERLY RIGHT-OF-WAY LINE BEARING OF NORTH MEADOWS BOULEVARD, BEING N 03°02'49" E, 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, SOUTH ZONE, NAD 83(2011).



### LEGEND

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

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

S 88°48'49" E 15.01'

N 48°01'41" E 11.32'

ROCHE DRIVE  
(SERVICE ROAD)

S 88°48'49" E 5.00'

REFERENCE P.O.B.

IPF W/ CAP  
"RD ZANDE"

30'

50'

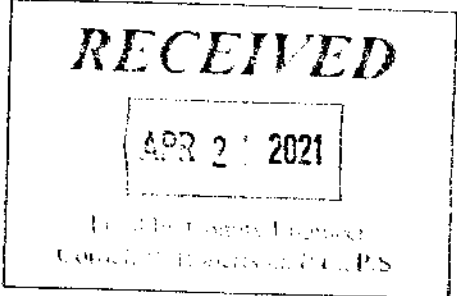
NORTH MEADOWS BOULEVARD  
(ORIGINAL 60' R/W - P.B., 34, PG. 5-PUBLIC)

CITY OF COLUMBUS, OHIO 0.032 AC. INST. NO. 200503150047772

0.070 AC.

S 3°02'49" W 256.54'

PROPOSED  
RIGHT OF WAY



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



### REFERENCES:

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

$\Delta=09^{\circ}07'02''$   
R=270.00'  
L=42.97'  
CH=42.92'  
CHB=N14°35'05"W

### 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 0.070 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: