

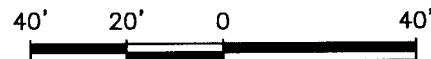
# PRIME CM & S, INC.

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

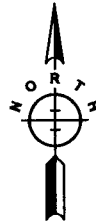
## PLAT OF SURVEY

### 0.001 ACRE RIGHT OF WAY PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY DISTRICT, AND BEING A 0.001 ACRE RIGHT-OF-WAY PARCEL OUT OF A PORTION OF THE 1.118 ACRE PARCEL (APN 445-301938) AS CONVEYED TO COLUMBUS STELZER JOHNSTOWN, LLC IN INSTRUMENT NUMBER 202105110083829 WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



SCALE : 1" = 40'



#### LEGEND

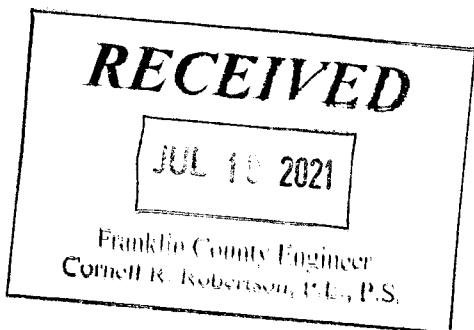
- 0.001 AC. R/W PARCEL
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- MAG NAIL SET
- MONUMENT BOX FOUND
- IRON PIN FOUND, AS NOTED

#### REFERENCES:

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

#### NOTES:

1. MAG NAILS SET AT R.O.W. PARCEL CORNERS. IRON PINS FOUND ARE AS NOTED.
2. PROPERTY IS WITHIN FLOOD ZONE AREA "X", PER FEMA F.I.R.M. MAP NO. 39049C0362 K, EFFECTIVE DATE JUNE 17, 2008.
3. THE SUBJECT PROPERTY PLOTTED HEREON IS LOCATED WITHIN THE CPD-COMMERCIAL ZONING DISTRICT, PER CITY OF COLUMBUS ORDINANCE 2755-2020.

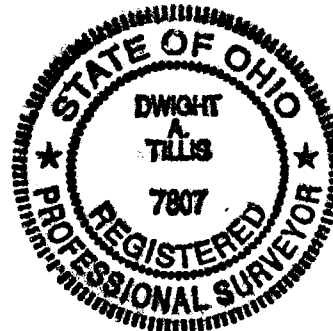
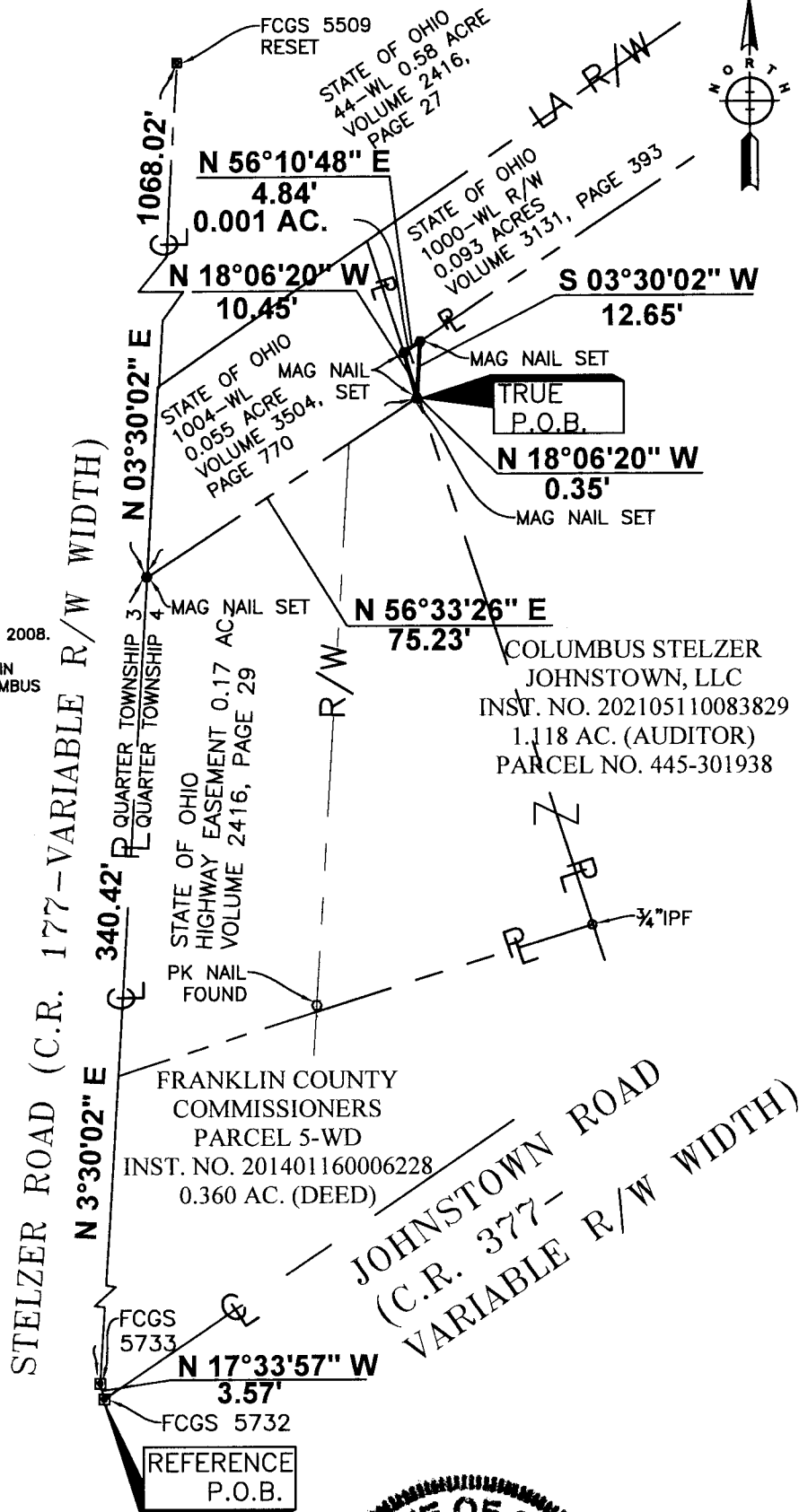


#### BASIS OF BEARINGS:

THE BEARINGS, AS SHOWN HEREON, ARE BASED ON THE CENTERLINE OF STELZER ROAD, BEING N 03°30'02" E, AS DETERMINED BY GPS SURVEY OF FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "FCGS 5733" AND "FCGS 5509 RESET" AS FOUND ON SAID CENTERLINE, AND AS REFERENCED TO THE OHIO STATE PLANE GRID COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011).

#### 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.



P:\2021\EQH01ES--20384\_Sheetz Johnstown & Selzer\500-CAD\520-Survey\522-DwgModel\EASEMENTS\STELZER ROAD DROP 3.dwg by: pmara on 05/26/2021 2:24 PM ~ for P&L Systems, Inc.

*Dwight Tillis* 5/26/21  
DWIGHT A. TILLIS, P.S. 7807 DATE: