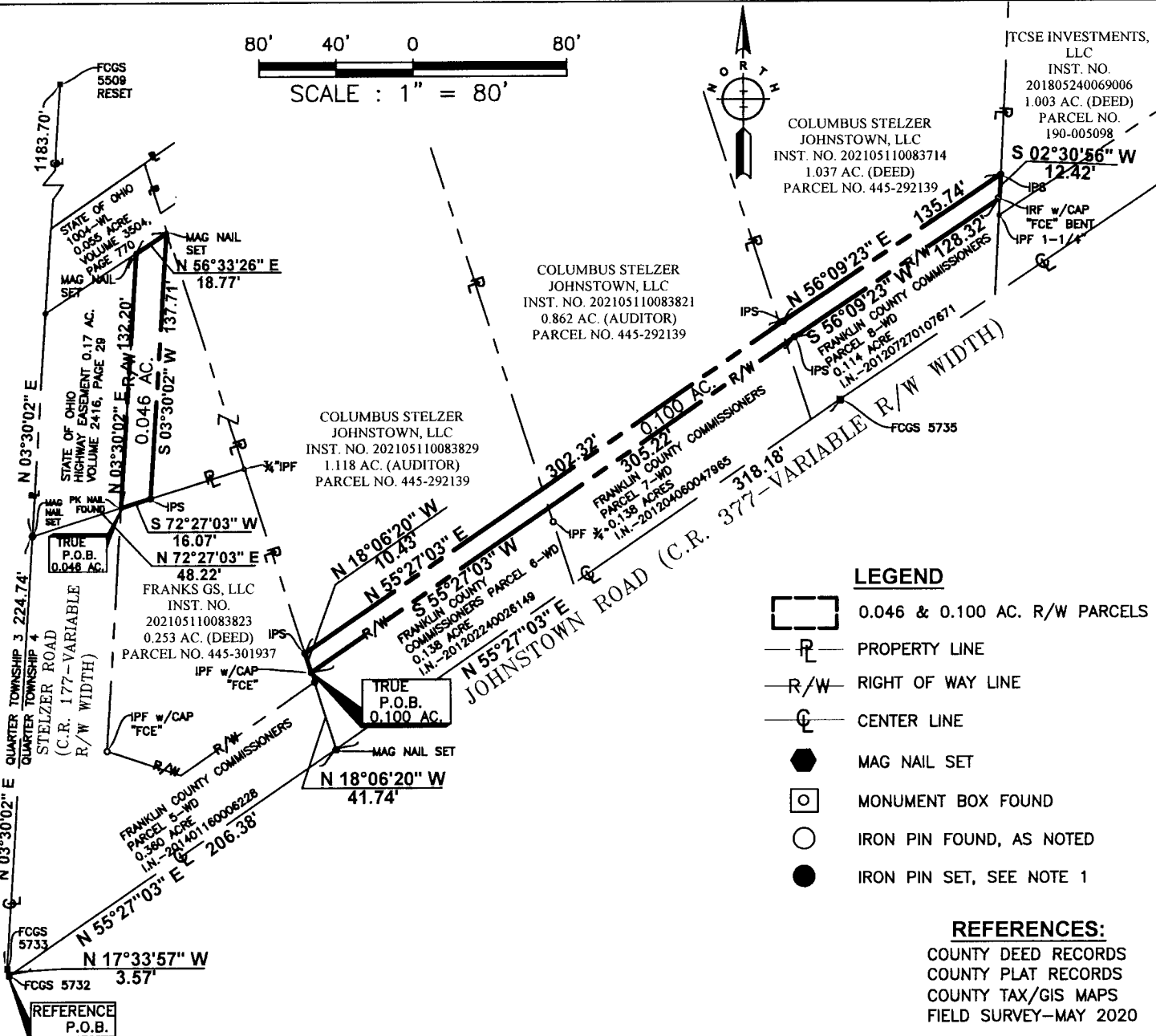


# PRIME CM & S, INC.

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

## PLAT OF SURVEY 0.046 ACRE AND 0.100 ACRE RIGHT OF WAY PARCELS

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 0.046 ACRE RIGHT-OF-WAY PARCEL OUT OF A PORTION OF THE 1.118 ACRE PARCEL (APN-445-292139) AS CONVEYED TO COLUMBUS STELZER JOHNSTOWN, LLC IN INSTRUMENT NUMBER 202105110083829, AND A 0.100 ACRE RIGHT-OF-WAY PARCEL OUT OF PORTIONS OF SAID 1.118 ACRE PARCEL, AND THE 0.862 ACRE PARCEL (APN 445-292139) AS CONVEYED TO COLUMBUS STELZER JOHNSTOWN, LLC IN INSTRUMENT NUMBER 20210511008321 AND THE 1.037 ACRE PARCEL (APN 445-292139) AS CONVEYED TO COLUMBUS STELZER JOHNSTOWN IN INSTRUMENT NUMBER 202105110083714, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO



### LEGEND

- 0.046 & 0.100 AC. R/W PARCELS
- 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:

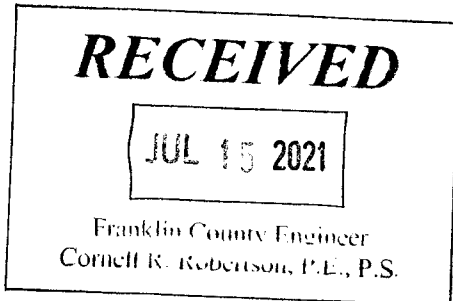
COUNTY DEED RECORDS  
COUNTY PLAT RECORDS  
COUNTY TAX/GIS MAPS  
FIELD SURVEY-MAY 2020

### NOTES:

1. IRON PINS SET ARE 5/8" DIAMETER, 30" LONG REBAR WITH STAINLESS STEEL CAP, STAMPED "PRIME CMS, INC.", IRON PINS FOUND ARE AS NOTED.
2. PROPERTY IS WITHIN FLOOD ZONE 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 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 JOHNSTOWN ROAD, BEING N 55°27'03" E, AS DETERMINED BY GPS SURVEY OF FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "FCGS 5732" AND "FCGS 5735" 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.



*Dwight A. Tillis* 7/8/21  
DWIGHT A. TILLIS, P.S. 7807 DATE: