

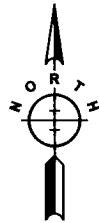
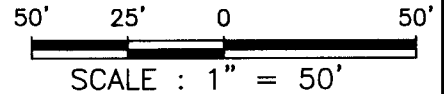
# PRIME CM & S, INC.

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

## PLAT OF SURVEY

### 0.032 ACRE, AND 0.045 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 0.032 ACRE AND A 0.045 ACRE RIGHT-OF-WAY PARCELS OUT OF PORTIONS OF THE 0.253 ACRE PARCEL (APN 445-301937) AS CONVEYED TO FRANKS GS, LLC IN INSTRUMENT NUMBER 202105110083823, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



#### LEGEND

- 0.032 AC. AND 0.045 AC. R/W PARCELS
- PROPERTY LINE
- R/W 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 CAPS 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 THE CPD-COMMERCIAL ZONING DISTRICT, PER CITY OF COLUMBUS ORDINANCE 2755-2020.

COLUMBUS STELZER  
JOHNSTOWN, LLC  
INST. NO. 202105110083829  
1.118 AC. (AUDITOR)  
PARCEL NO. 445-292139

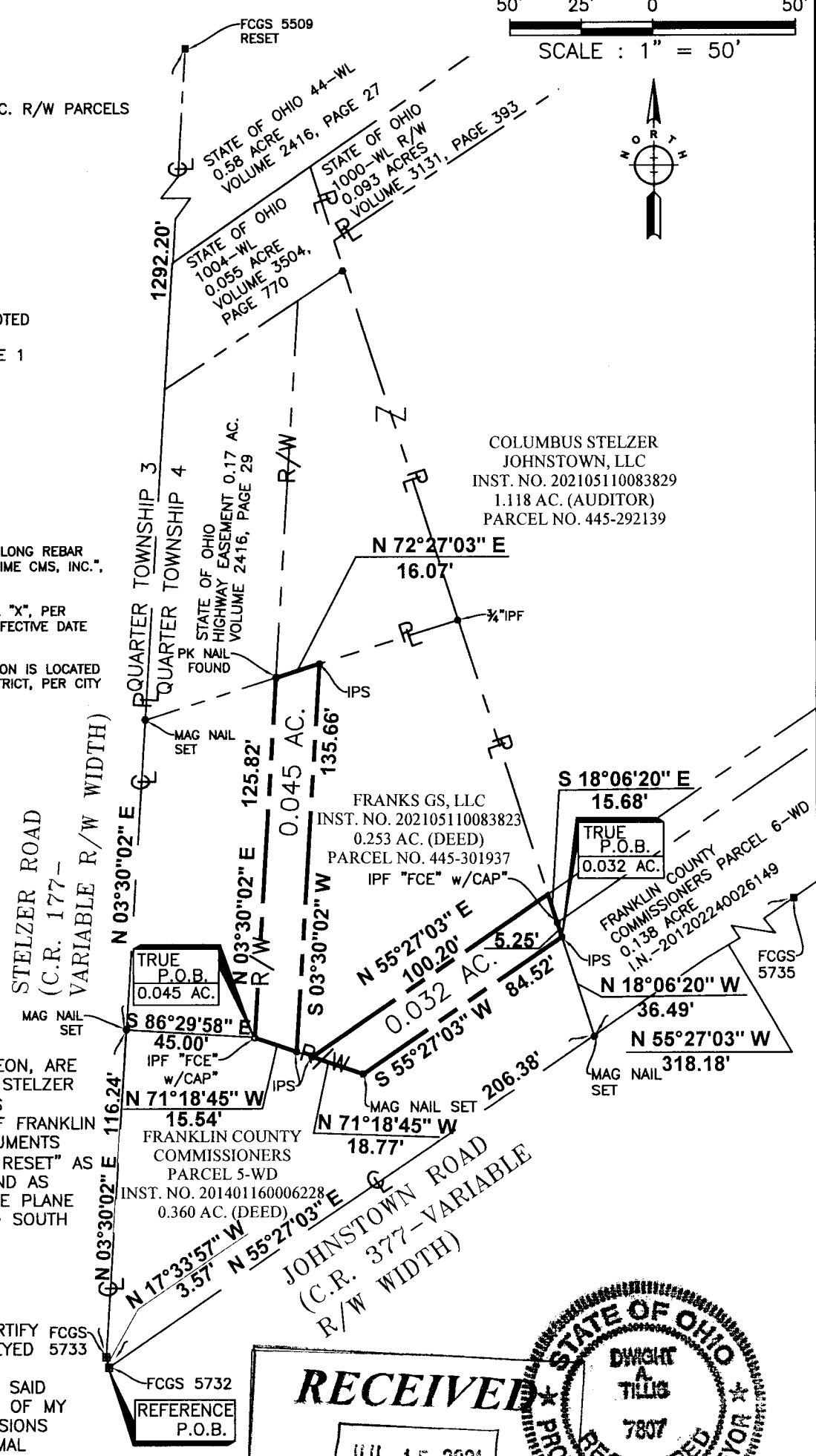
#### BASIS OF BEARINGS:

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 5733 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:



## RECEIVED

JUL 15 2021

Franklin County Engineer  
Cornell R. Robertson, P.E., P.S.

P:\Projects\2020\EOH01ES-20384 Sheetz Johnstown & Stelzer\500-CAD\520-Survey\522-Dwg\Modals\EASEMENTS\STELZER ROAD DROP 0.032-0.045.dwg by: pincora on 07/08/2021 8:37 AM ~ for P&L Systems, Inc.