

BOUNDARY SURVEY

BEING A PART OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 22 WEST, CONGRESS LANDS, IN THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

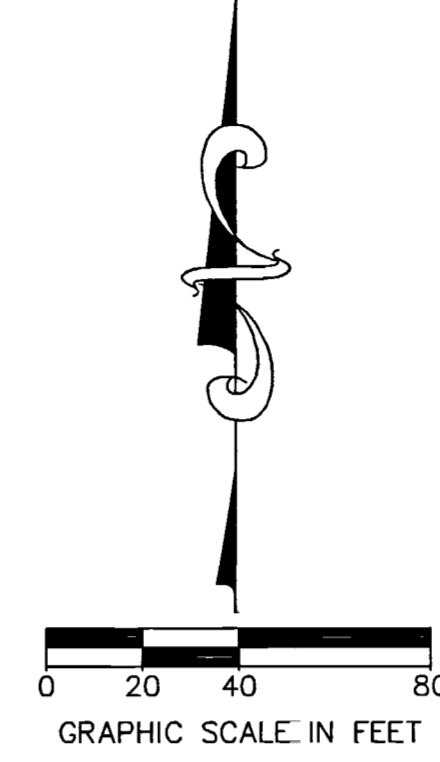
PREPARED FOR AND AT THE REQUEST OF COLUMBUS COMMUNITY DEVELOPMENT, INC.

DEED REFERENCES:

INSTRUMENT 201908120101343,
FRANKLIN COUNTY RECORDER'S OFFICE

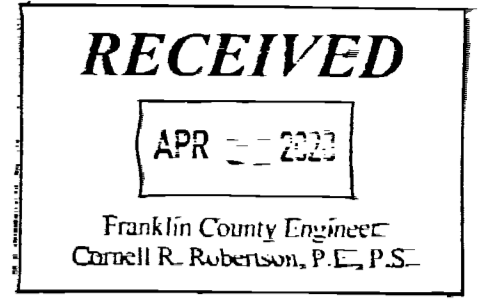
PLAT REFERENCES:

- 1.) SCIOTO VILLAGE, PLAT BOOK 29, PAGE 40, FRANKLIN COUNTY PLAT RECORDS
- 2.) CHARLES MERION JR. VS. BENJAMIN FISHER, ET AL, PARTITION FRANKLIN COUNTY COURT OF COMMON PLEAS COMPLETE RECORD 61, PAGE 136



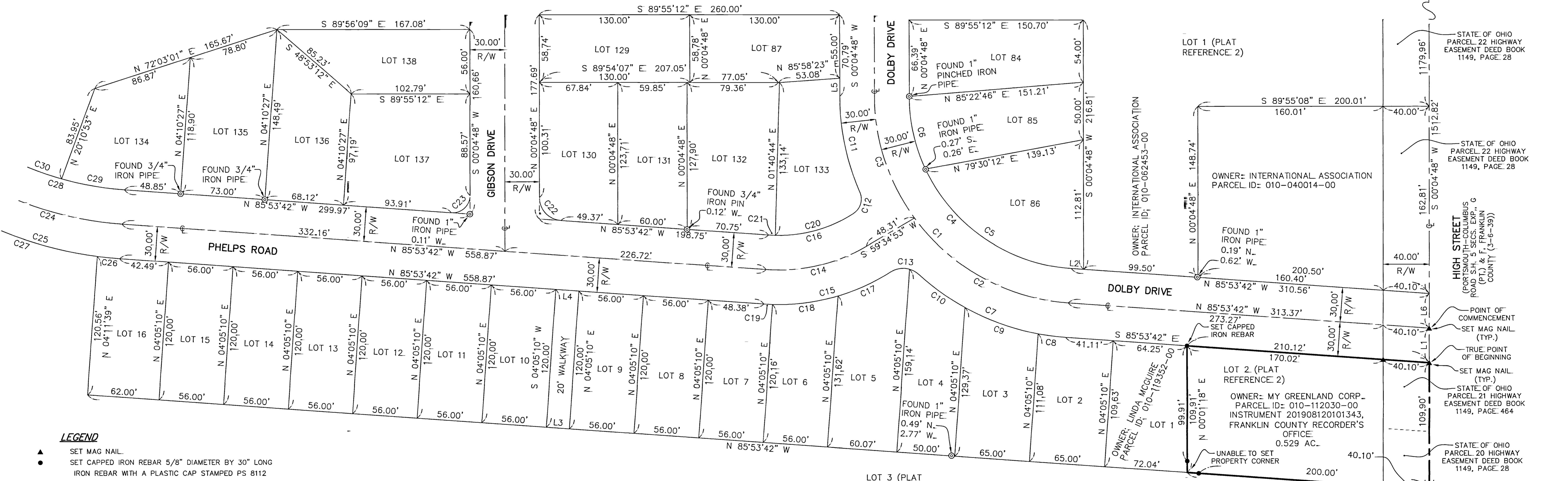
OTHER REFERENCES:

"STATE OF OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS PORTSMOUTH-COLUMBUS ROAD S.H. 5 SECS. EXP., G(PT.) & F, FRANKLIN COUNTY", DATED 03/06/1939



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	270.10'	180.00'	85°58'30"	N 42°54'27" W	245.46'
C2	156.90'	180.00'	49°56'36"	N 60°55'24" W	151.98'
C3	113.20'	180.00'	36°01'54"	N 17°56'09" W	111.34'
C4	225.78'	150.00'	86°14'35"	N 43°02'29" W	205.06'
C5	160.61'	150.00'	61°20'50"	N 55°29'22" W	153.04'
C6	65.18'	150.00'	24°53'45"	N 12°22'04" W	64.67'
C7	141.05'	210.00'	38°29'04"	N 66°39'10" W	138.42'
C8	23.94'	210.00'	6°31'56"	N 82°37'44" W	23.93'
C9	67.85'	210.00'	18°30'43"	N 70°06'24" W	67.55'
C10	49.26'	210.00'	13°26'25"	N 54°07'51" W	49.15'
C11	85.84'	210.00'	23°25'12"	N 11°37'48" W	85.24'
C12	21.11'	15.00'	80°38'21"	S 16°58'47" W	19.41'
C13	26.24'	20.00'	75°09'32"	N 84°59'24" W	24.39'
C14	90.38'	150.00'	34°31'25"	S 76°50'35" W	89.02'
C15	115.22'	180.00'	36°40'29"	S 75°46'04" W	113.26'
C16	77.09'	120.00'	36°48'21"	S 75°42'08" W	75.77'
C17	50.20'	180.00'	15°58'40"	S 65°25'10" W	50.03'
C18	57.40'	180.00'	18°16'14"	S 82°32'37" W	57.16'
C19	7.62'	180.00'	2°25'34"	N 87°06'29" W	7.62'
C20	72.00'	120.00'	34°22'46"	S 74°29'21" W	70.93'
C21	5.08'	120.00'	2°25'34"	N 87°06'29" W	5.08'
C22	30.01'	20.00'	85°58'30"	N 42°54'27" W	27.27'
C23	24.62'	15.00'	94°01'30"	S 47°05'33" W	21.95'
C24	314.16'	300.00'	60°00'00"	N 55°53'42" W	300.00'
C25	345.58'	330.00'	60°00'00"	N 55°53'42" W	330.00'
C26	19.29'	330.00'	3°20'57"	N 84°13'14" W	19.29'
C27	326.29'	330.00'	56°39'03"	N 54°13'13" W	313.16'
C28	282.74'	270.00'	60°00'00"	N 55°53'42" W	270.00'
C29	55.15'	270.00'	11°42'11"	N 80°02'36" W	55.05'
C30	227.59'	270.00'	48°17'49"	N 50°02'36" W	220.91'

LINE	BEARING	DISTANCE
L1	S 00°04'48" W	30.07'
L2	N 85°53'42" W	10.56'
L3	N 85°53'42" W	20.00'
L4	N 85°53'42" W	20.00'
L5	S 00°04'48" W	15.79'
L6	S 00°04'48" W	30.08'



LEGEND

- ▲ SET MAG NAIL
- SET CAPPED IRON REBAR 5/8" DIAMETER BY 30" LONG
- IRON REBAR WITH A PLASTIC CAP STAMPED PS 8112
- ⊙ FOUND IRON PIPE
- P.R.O. PRESENT ROAD OCCUPIED

BASIS OF BEARING:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE PLAT OF SCIOTO VILLAGE HAVING A BEARING OF NORTH 85° 53' 42" WEST DERIVED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011), SURVEY FEET.

AREA SUMMARY:

GROSS 23,029 SQ. FT. OR 0.529 AC.±
P.R.O. 4,396 SQ. FT. OR 0.101 AC.±
NET 18,633 SQ. FT. OR 0.428 AC.±

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ADDITIONAL INFORMATION THAT MIGHT BE DISCLOSED BY SUCH A REPORT.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING APRIL, 2020.

Anthony A. Garcia
Professional Surveyor No. 8112



Garcia Surveyors, Inc.

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Fax: (419) 877-1140



REV.	DESCRIPTION	BY	DATE

JOB NAME: 2895 S. HIGH STREET	JOB NUMBER: 205S00259 SCALE: 1" = 40' DATE: 04/20/2020	DRAWN BY: JLC SURVEY BY: MB CHECKED BY: TAG
CLIENT NAME: COLUMBUS COMMUNITY DEVELOPMENT, INC.	DESCRIPTION: BOUNDARY SURVEY	OUPS TICKET NUMBER: DRAWING NAME: 205-00259FB00A1
SHEET		1 of 1