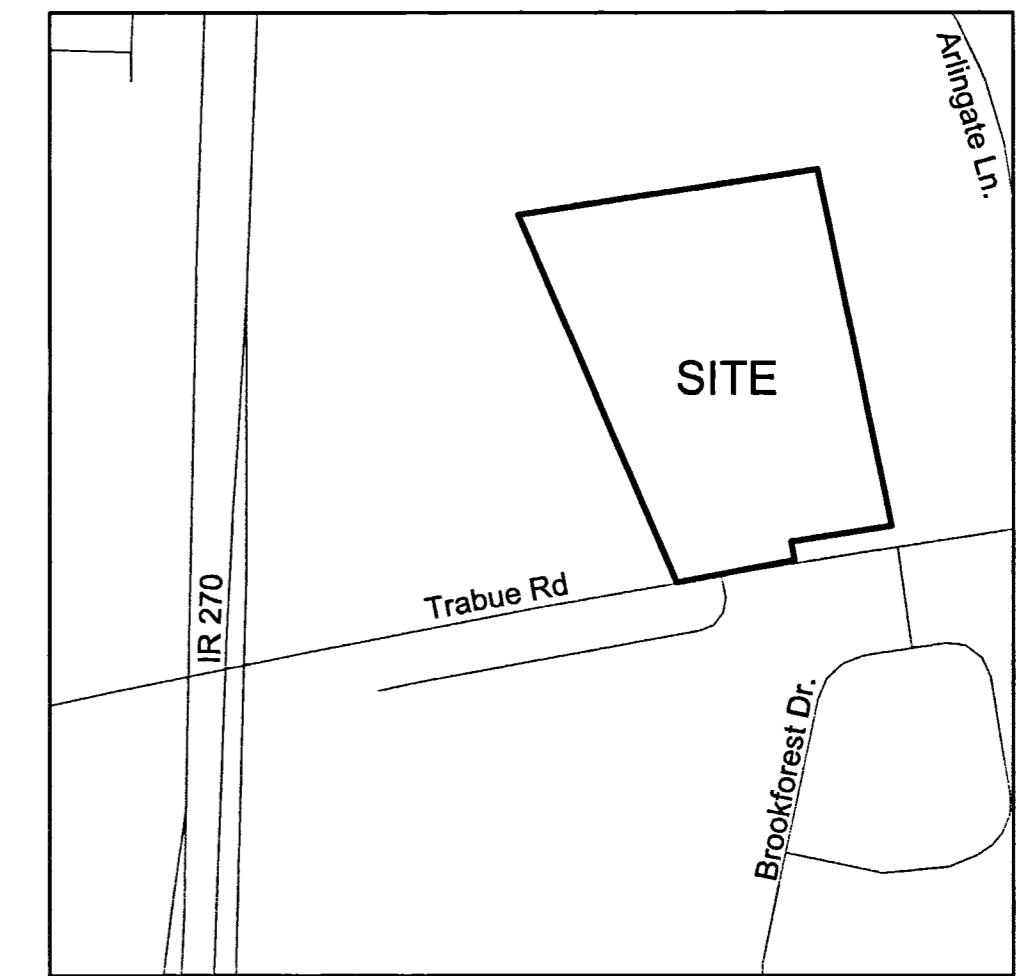


# BOUNDARY SURVEY PLAT

## STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS

### VIRGINIA MILITARY LANDS SURVEY NO. 3316



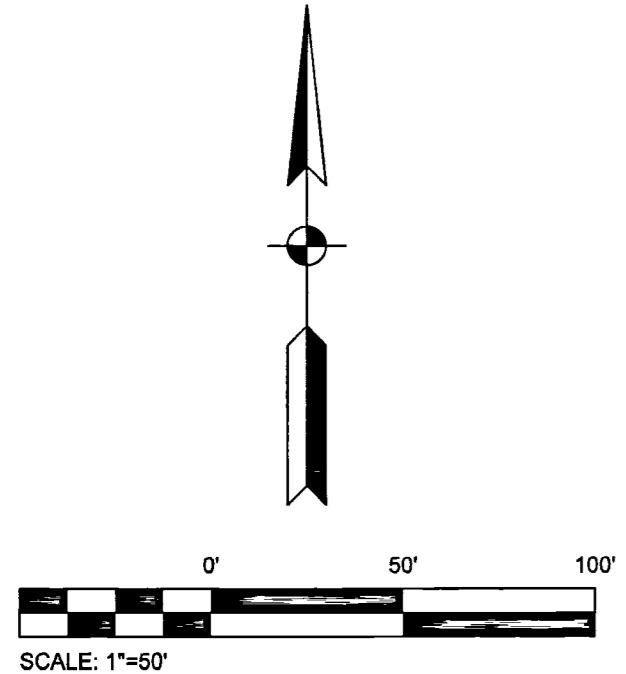
VICINITY MAP  
NO SCALE

AMERICAN SOCIETY FOR NON-DESTRUCTIVE TESTING

STRUCTUREPOINT INC.

2550 Corporate Exchange Dr., Ste. 300 Columbus, Ohio 43231  
TEL: 614.228.1228  
www.structurepoint.com

BOUNDARY SURVEY PLAT FOR 4398 TRABUE ROAD COLUMBUS, FRANKLIN COUNTY, OHIO



PID: 560-184819  
ARLINGGATE EQUITIES LLC  
INST. NO. 200808280131082  
10.9055 ACRES

PID: 560-179911  
AMERICAN SOCIETY FOR NON-DESTRUCTIVE TESTING, INC.  
O.R. 13705 J19  
3.893 ACRES

PID: 560-154574  
DJ & HE, LLC  
INST. NO. 200610160206514  
TRACT ONE  
9.096 ACRES

**TOTAL MEASURED AREA:**  
**10.108 ACRES (440,308 SQ. FT.)**  
INCLUDES 0.709 ACRES (30,884 SQ. FT.)  
WITH THE PUBLIC ROW

PID: 560-154574  
DJ & HE, LLC  
INST. NO. 200702160028461  
1.012 ACRES (TRACT ONE, EX. 1)

PID: 560-180633  
1026 DUBLIN ROAD, LLC  
INST. NO. 201803200036803  
15.15 ACRES

PID: 560-154712  
1026 DUBLIN ROAD, LLC  
INST. NO. 201803200036802  
0.901 ACRES

PID: 560-199535  
THE CITY OF COLUMBUS, OHIO  
O.R. 33896 J12  
2.934 ACRES

THE FRANKLIN COUNTY COMMISSIONERS  
INST. NO. 199708260077976  
0.196 ACRES (TRACT ONE, EX. 2)

THE FRANKLIN COUNTY COMMISSIONERS  
D.B. 3151, PG 671

THE CITY OF COLUMBUS  
D.B. 3668, PG 68  
0.590 ACRES

**GENERAL PROPERTY INFORMATION**

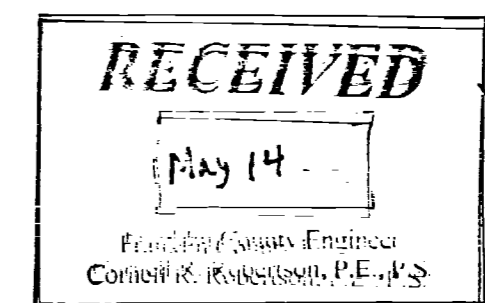
**Owners of Record:** DJ & HE LLC  
**Current Tax PIDs:** 560-154574  
**Current Tax District:** Columbus-Hillard CSD  
**Current Deed Reference:** I.N. 200610160206514 & I.N. 200702160028461  
**Current Site Address:** 4398 Trabue Road

**BASIS OF BEARINGS**

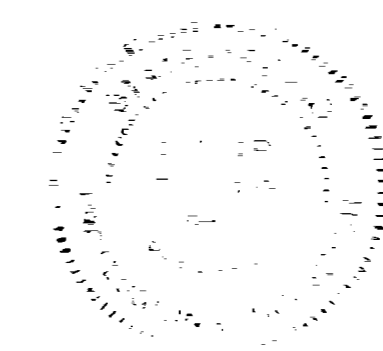
Bearings described hereon are based on North 47 degrees 17 minutes 24 seconds West for the northeast right-of-way line for Center Street, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

**LEGEND**

- M.N.S. MAG Nail Set
- I.P.F. Iron Pin Found (See Survey for Notes)
- ⊙ P.F. Iron Pipe Found (See Survey for Notes)
- ⊙ County Monument Found (See Survey for Notes)



This boundary survey plat was prepared based on an actual survey of the premises and is true and correct to the best of my knowledge and belief.



*Brian P. Bingham*  
Brian P. Bingham  
Professional Land Surveyor 8438  
5/14/2021  
Date

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED DATE

DATE:	05/05/2021
DRAWN BY:	CRH
CHECKED BY:	BPB
JOB NUMBER:	2020.03082

PLOT SCALE: 1:1 EDIT DATE: 5/13/21 - 10:17 AM EDITED BY: BRINGHAM DRAWING FILE: C:\2020\03082.D DRAWINGS\SURVEY\WORKING\202003082.SV.2021-03-11 BOUNDARY SURVEY PLAT.DWG