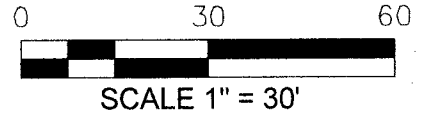
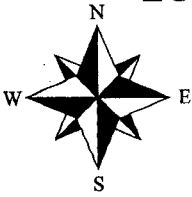


LOT SPLIT EXHIBIT

BEING A 0.046 ACRE & A 0.040 ACRE TRACT OUT OF LOTS 17 & 16 IN JOHN STONE'S BROAD STREET ADDITION, OF RECORD IN P.B. 5, PG. 301, LOCATED IN THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

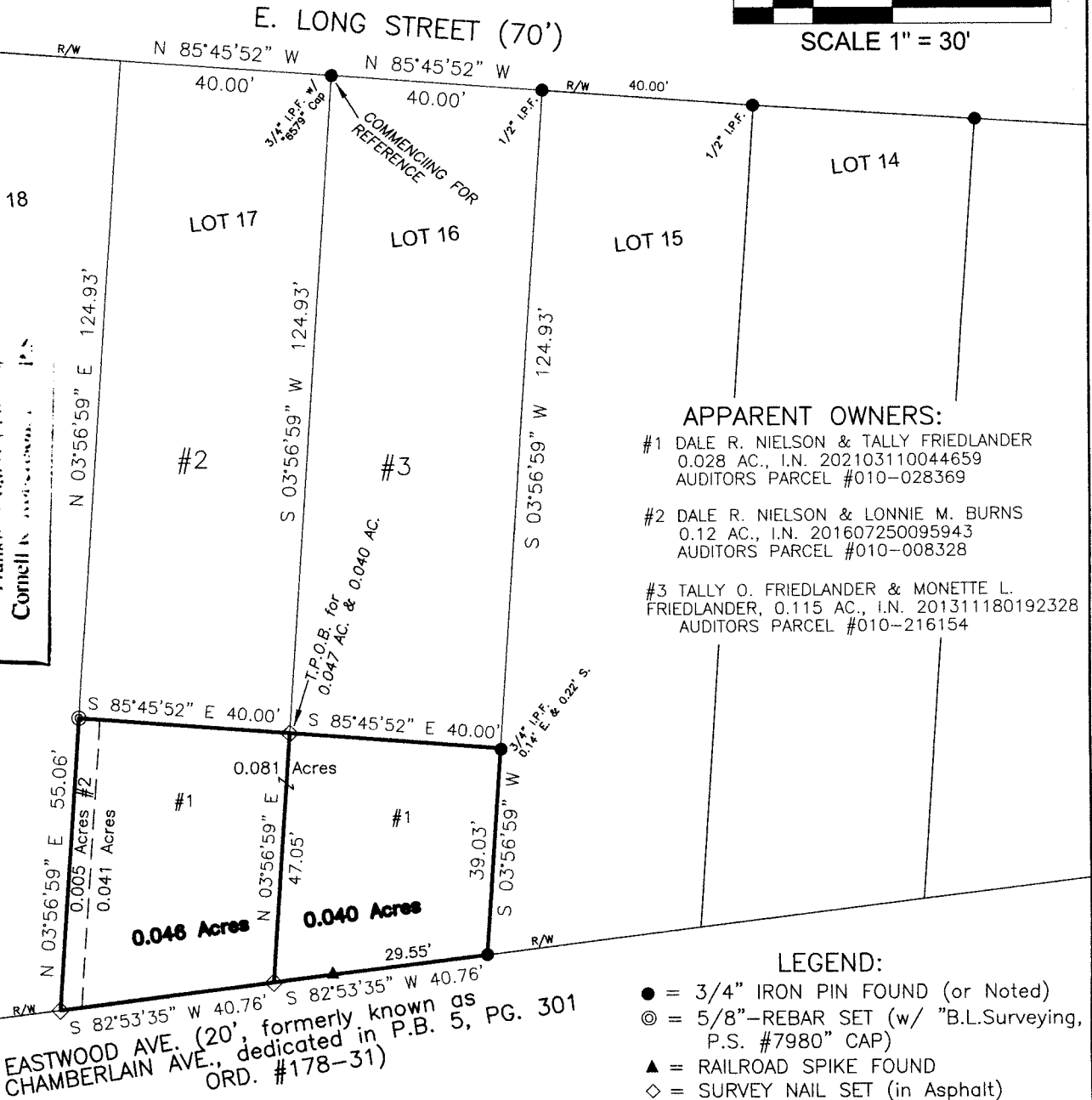
NOTE: The intent of the divisions of tracts is to restore both Lots 17 & 16 to their respective original configuration (with variations based on Survey).



RECEIVED

OCT 12 2021

Franklin County Recorder
Cornell W. Anderson, P.S.



APPARENT OWNERS:

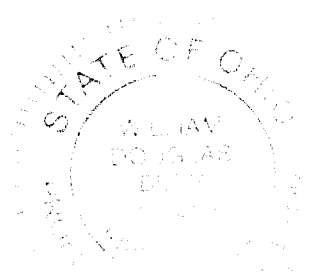
- #1 DALE R. NIELSON & TALLY FRIEDLANDER
0.028 AC., I.N. 202103110044659
AUDITORS PARCEL #010-028369
- #2 DALE R. NIELSON & LONNIE M. BURNS
0.12 AC., I.N. 201607250095943
AUDITORS PARCEL #010-008328
- #3 TALLY O. FRIEDLANDER & MONETTE L. FRIEDLANDER, 0.115 AC., I.N. 201311180192328
AUDITORS PARCEL #010-216154

LEGEND:

- = 3/4" IRON PIN FOUND (or Noted)
- ⊙ = 5/8"-REBAR SET (w/ "B.L.Surveying, P.S. #7980" CAP)
- ▲ = RAILROAD SPIKE FOUND
- ◇ = SURVEY NAIL SET (in Asphalt)

Bearings are based on S 82° 53' 35" W, as shown hereon for the northerly right-of-way line of Eastwood Avenue (20'), as derived from GPS observations, utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with a 2011 NSRS adjustment).

I hereby certify that this SURVEY EXHIBIT was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.



William D. Beer 4/30/21
 William D. Beer Date
 Registered Professional Surveyor No. 7980

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