

# PRIME CM & S, INC.

8415 PULSAR PLACE, SUITE 300  
COLUMBUS, OHIO 43240

## PLAT OF SURVEY FOR 4.809 ACRE LOT SPLIT PARCEL

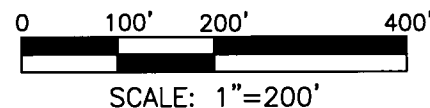
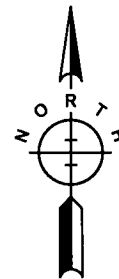
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,  
SECTION 3, TOWNSHIP 4, RANGE 22, CONGRESS LANDS

### SITE REFERENCES:

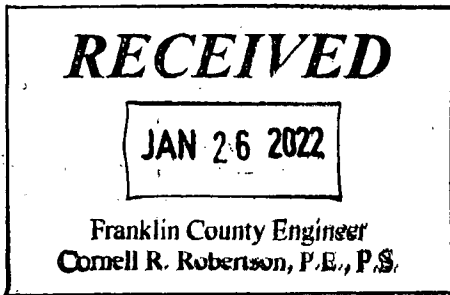
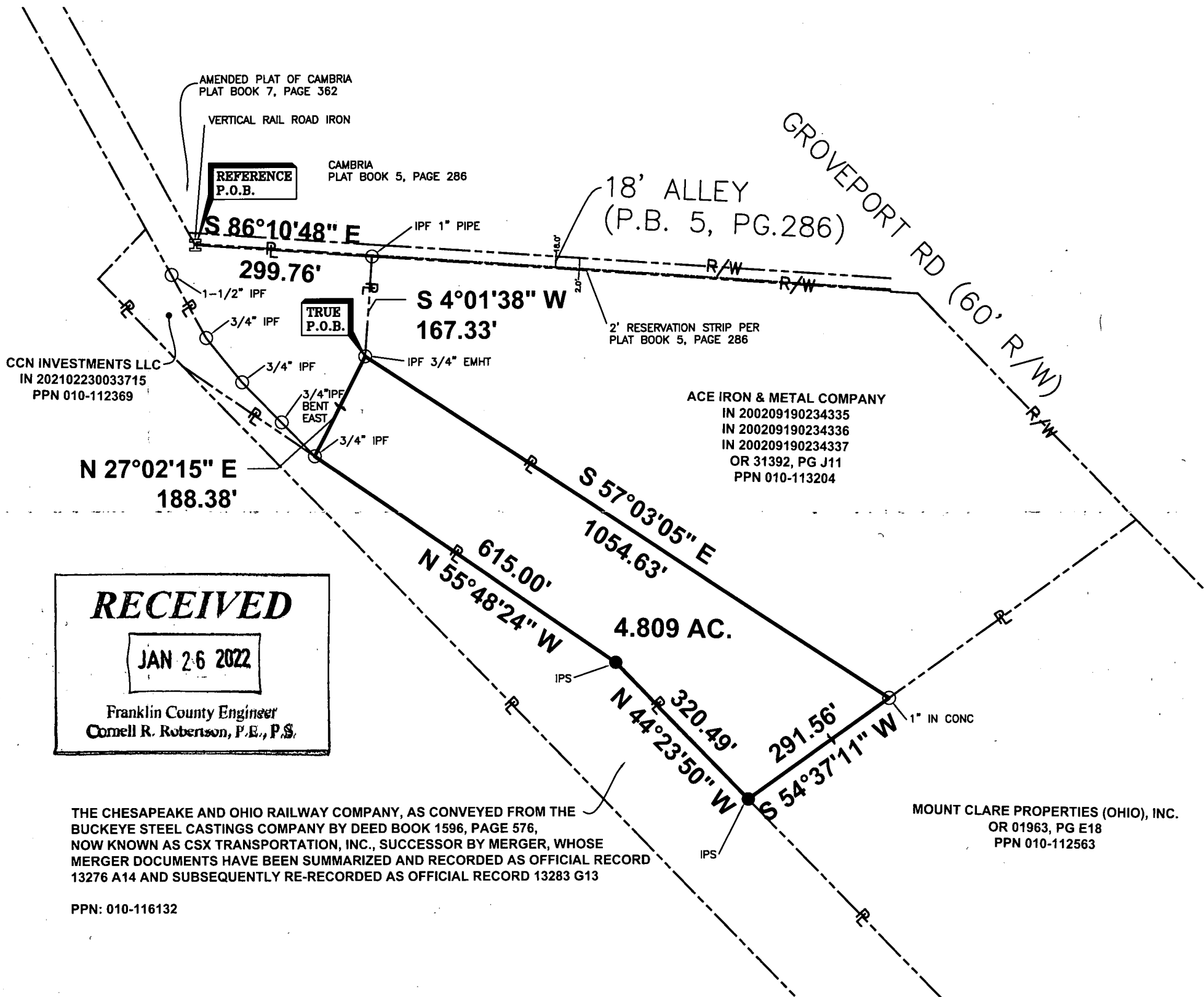
COUNTY DEED RECORDS  
COUNTY PLAT RECORDS  
COUNTY TAX/GIS MAPS  
FIELD SURVEY:  
DECEMBER, 2021.

### LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- IPF - IRON PIN FOUND (AS NOTED)
- IPS - IRON PIN SET (SEE NOTE 2)
- VERTICAL RAIL ROAD IRON
- SUBJECT 4.809 AC. LOT SPLIT BOUNDARY



SCALE: 1"=200'



THE CHESAPEAKE AND OHIO RAILWAY COMPANY, AS CONVEYED FROM THE BUCKEYE STEEL CASTINGS COMPANY BY DEED BOOK 1596, PAGE 576, NOW KNOWN AS CSX TRANSPORTATION, INC., SUCCESSOR BY MERGER, WHOSE MERGER DOCUMENTS HAVE BEEN SUMMARIZED AND RECORDED AS OFFICIAL RECORD 13276 A14 AND SUBSEQUENTLY RE-RECORDED AS OFFICIAL RECORD 13283 G13

PPN: 010-116132

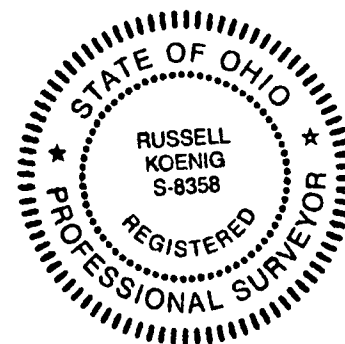
MOUNT CLARE PROPERTIES (OHIO), INC.  
OR 01963, PG E18  
PPN 010-112563

### NOTES:

- 1) THIS SITE IS LOCATED WITHIN FLOOD ZONE "X", AREA OF MINIMAL FLOODING PER FEMA FLOOD INSURANCE RATE MAP NO. 39049C0336K, EFFECTIVE DATE JUNE 17, 2008.
- 2) IRON PINS SET ARE 30" LONG, 5/8" O.D., IRON REBARS WITH STAINLESS CAPS STAMPED "PRIME CMS, INC."
- 3) THE SUBJECT LOT SPLIT PARCEL IS LOCATED WITHIN THE "M", MANUFACTURER DISTRICT PER TITLE 33, CHAPTER 3363 OF THE COLUMBUS, OHIO CODE OF ORDINANCES.
- 4) CURRENT LAND USE OF SUBJECT LOT SPLIT PARCEL: VACANT/UNDEVELOPED.

### BASIS OF BEARINGS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH TIES TO FRANKLIN COUNTY ENGINEER MONUMENTS FCGS 2150 AND FCGS 5629 HAVING A RELATIVE BEARING OF NORTH 03 DEGREES 41 MINUTE 06 SECONDS EAST.



### CERTIFICATION:

I, THE UNDERSIGNED HEREBY CERTIFY THAT PRIME CM & S, INC., PREPARED THIS PLAT FROM RECORD INFORMATION AND FROM A SURVEY OF THE LOT SPLIT PARCEL, CONDUCTED IN DECEMBER, 2021 AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

*Russell Koenig*

SIGNATURE

01.26.2022

DATE