

LOT 1
FREEWAY BUSINESS PARK
P.B. 60, PG. 94

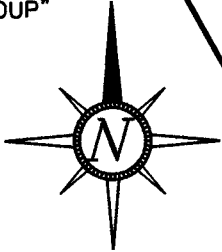
BOUNDARY SURVEY
OF LOT 1

CITY OF HILLIARD
FRANKLIN CO., OHIO

CEMETERY ROAD

WIDTH VARIABLE
P.B. 45, PG. 93

TRUE POB
5/8" IPF
W/CAP
"THE
KLEININGER
GROUP"

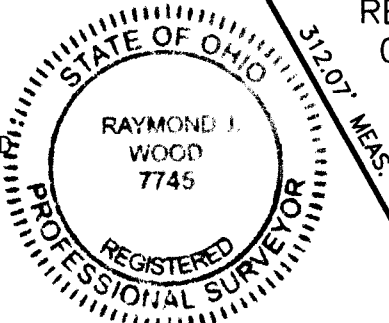


NEW YORK CENTRAL
LINES LLC
INSTR. NO.
200212180325201
PID 050-000118

LEGEND

- 1 Lot Numbers
- Iron Pin Set
- Iron Pin Found
- △ MAG Nail Set
- ▲ Railroad Spike Found
- D.B. Deed Book
- O.R. Official Record
- INSTR. Instrument
- IPF Iron Pin Found
- IPF Iron Pipe Found
- RRSF Railroad Spike Found
- MNS MAG Nail Set
- P.B. Plat Book

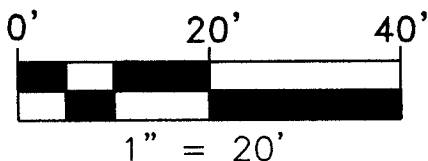
ALL MONUMENTS FOUND ARE NOTED
WITH SIZE, CONDITION, AND GRADE.
ALL IRON PINS SET ARE 5/8" IN
DIAMETER W/ CAP STAMPED
"J & J SURVEYING"



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF
HILLIARD, AND BEING A PART OF VIRGINIA MILITARY SURVEY NO.
3001, AND BEING PART OF LOT 1 OF FREEWAY BUSINESS PARK,
P.B. 60, PG. 94, CONVEYED TO THE CENTRAL OHIO TRANSIT
AUTHORITY IN OFFICIAL RECORD 5369 I-03, FRANKLIN COUNTY
RECORDERS OFFICE;

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2012)
EPOCH 2197. SAID BEARINGS ORIGINATED FROM A FIELD
TRAVERSE WHICH WAS TIED TO SAID COORDINATE SYSTEM BY GPS
OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE
OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK (ODOT
RTN). THE PORTION OF THE SOUTHEAST LINE OF LOT 1, HAVING
A BEARING OF S 34°40'01" W AND MONUMENTED AS SHOWN
HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	393.89'	297.39'	290.38'	S 38°26'51" E	43°15'34"
C2	393.89'	52.45'	52.41'	S 20°37'56" E	7°37'45"
C3	393.89'	244.95'	241.02'	S 42°15'43" E	35°37'49"



THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J
SURVEYING SERVICES, INC. ON 2/16/22, AND REPRESENTS THE PREMISES SHOWN
HEREON TO THE BEST OF OUR KNOWLEDGE.

Raymond J. Wood
RAYMOND J. WOOD

REG. SURV. 7745

9/16/22 JOB NUMBER
DATE 22-02SP

RECEIVED

OCT 11 2022

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

CITY OF HILLIARD
PARCEL 1 - WD
0.292 ACRES
INSTR. NO.
200307010199094

PARKWAY LANE
WIDTH VARIABLE
P.B. 45, PG. 93

CENTRAL OHIO
TRANSIT AUTHORITY
2.097 ACRES PLAT
1.805 ACRES CALC.
O.R. 5369 I-03
PID 050-003211
TOTAL AREA MEAS.
78,658 SQ. FT.
1.806 ACRES

RESIDUAL AREA
0.912 ACRES

5/8" IPF
W/CAP
"THE
KLEININGER
GROUP"

MNF
0.04' N
0.05' E

3/4" IPF
W/CAP
"GEOGRAPHICS"
0.03' N
0.02' E

NS RETAIL
HOLDINGS, LLC
INSTR. NO.
202104070062330
PID 050-003212

3/4" IPF
W/CAP
"GEOGRAPHICS"
SE COR. LOT 2