

GENERAL NOTES

1. THE SURVEY ON THE GROUND AS DEPICTED BY THIS PLAT WAS PERFORMED ON AUGUST 24, 2022 BY PERSONS UNDER DIRECT SUPERVISION OF MARK E. PATTERSON, PS #8617 BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED TRAVERSE EQUALS 0.0376' FOR A PRECISION RATIO OF 1:79,482.2 AND WAS NOT ADJUSTED FOR CLOSURE.
2. DOCUMENTS REFERRED TO ON THIS SURVEY ARE RECORDS ON FILE IN THE OFFICE OF THE RECORDER OF FRANKLIN COUNTY, OHIO.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH PROPERTY LINE OF PARCEL II AS DESCRIBED IN INSTRUMENT #201701060003547 IN THE OFFICE OF THE RECORDER OF FRANKLIN COUNTY, OHIO. HELD BEARING N83°35'13"W AND SHOWN AS "HELD BEARING".
4. THE LAND TITLE LINES SHOWN HEREON WERE DETERMINED BY USING THE DEED OF RECORD REFERENCED HEREON, THE RECOVERED MONUMENTS OF RECORD OR BY COMMON REPORT ARE CORRECT TO THE BEST OF MY KNOWLEDGE. NO STATEMENT OR CERTIFICATION IS MADE TO OWNERSHIP, OCCUPATION OR POSSESSION AS DETERMINED BY ANY FENCE LINES, IF SHOWN HEREON.
5. LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN.
6. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE; EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

ACREAGE TABLE

DEED REFERENCE:	INSTRUMENT #20170106003547
PARCEL I: 010-254189-00	0.382 ACRES AS SURVEYED
PARCEL II: 010-254184-00	1.502 ACRES AS SURVEYED
PARCEL III: 010-254182-00	0.697 ACRES AS SURVEYED
PARCEL IV: 010-254188-00	4.925 ACRES AS SURVEYED
PARCEL V: 010-254185-00	0.879 ACRES AS SURVEYED
PARCEL VI (SAVE AND EXCEPT)	5.719 ACRES PER DEED

PARCELS I, II, III, IV AND V AS SURVEYED AREA: 8.385 ACRES

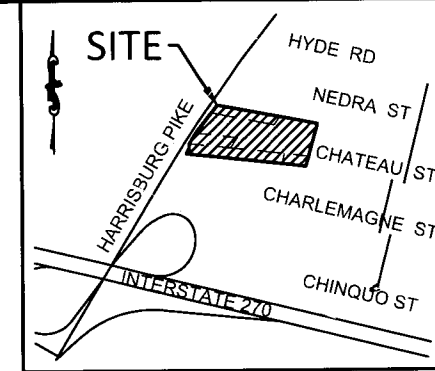
LAND SURVEYOR'S CERTIFICATE

I, MARK E. PATTERSON, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO. I FURTHER CERTIFY THAT THIS PLAT AND THE SURVEY ON THE GROUND WERE PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION, AND THAT THE DIRECTIONAL AND LINEAR MEASUREMENTS BEING WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET OUT IN OHIO, 4733-37-04, IN EFFECT AS OF THE DATE OF THIS SURVEY.

Mark E. Patterson 10-12-22
 MARK PATTERSON, PS #8617 DATE



**SITUATED IN THE COUNTY OF FRANKLIN,
 STATE OF OHIO, CITY OF COLUMBUS
 BEING PART OF SURVEY #5745 AND #6839
 VIRGINIA MILITARY LANDS**



SITE MAP - NOT TO SCALE

CLOSURE REPORT

BEARING	DISTANCE	NORTH	EAST
		694871.705	1810508.707
S79°07'22"E	522.074	694773.187	1811021.401
S79°05'41"E	315.647	694713.472	1811331.349
S15°31'14"W	362.053	694364.621	1811234.468
N83°31'09"W	199.932	694387.188	1811035.814
N83°35'13"W	784.450	694474.805	1810256.272
N32°20'06"E	45.790	694513.495	1810280.764
N03°31'03"E	42.934	694556.348	1810283.398
N30°30'16"E	99.290	694641.895	1810333.798
N37°16'29"E	288.800	694871.705	1810508.707

CLOSURE ERROR DISTANCE > 0.00000
 AREA: 365257.054 SQUARE FEET, 8.385 ACRES

RECEIVED

MAR 01 2023

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

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0312K BEARS AN EFFECTIVE DATE OF JUNE 17, 2008 AND IS NOT SHOWN IN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REFERENCE DOCUMENTS

- PLAT BOOK 20, PAGE 42
- DEED VOLUME 2822, PAGE 679
- DEED VOLUME 2808, PAGE 141
- DEED VOLUME 2808, PAGE 143
- DEED VOLUME 2811, PAGE 83
- DEED VOLUME 2795, PAGE 674



PREPARED FOR:
ELEVATE CARTERS HOLDING, LLC
 6272 LAMBDA DRIVE
 SAN DIEGO, CA 92120

CURRENT TITLE HOLDER:
 UWV-CARTERS MHP, LLC
 1107 S. COAST HIGHWAY
 LAGUNA BEACH, CA 92651

PROPERTY ADDRESS:
 2500 HARRISBURG PIKE
 GROVE CITY, OH 43123
 FRANKLIN COUNTY

TAX PARCEL ID:
 010-254182-00,
 010-254184-00,
 010-254185-00,
 010-254188-00,
 010-254189-00

SOURCE OF TITLE:
 INSTRUMENT
 #20170106003547

REVISIONS

DATE	DESCRIPTION
10.11.22	FCE REVIEW COMMENTS

POD NUMBER: 22-141007
 DRAWN BY: TMD
 CHECKED BY: MEP
 SURVEY DATE: 08.24.22
 PLAT DATE: 10.06.22

SHEET TITLE:
BOUNDARY SURVEY COMBINATION PLAT

PLAT REPRESENTS A
 BOUNDARY SURVEY

SHEET NUMBER:

1 OF 2

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH PROPERTY LINE OF PARCEL II AS DESCRIBED IN INSTRUMENT #201701060003547 IN THE OFFICE OF THE RECORDER OF FRANKLIN COUNTY, OHIO. HELD BEARING N83°35'13"W AND SHOWN AS "HELD BEARING"

STATE OF OHIO
PARCEL #48-WL
FRA-270-6.09S
DEED VOLUME 2798, PG. 86

POINT OF REFERENCE
FCSM M-115

S36°26'21"W
2525.60'

POINT OF COMMENCEMENT
FCSM Z-54

PARCEL NO. 010-254187-00
CARTER S PARK DEVELOPMENT COMPANY, LLC
INST. #201112150163768

S35°59'43"W
1185.35'

NEDRA STREET

VARIABLE WIDTH PUBLIC RIGHT OF WAY
BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, OHIO

PARCEL #5 (48-D-WD FRA-270-6.09S)
DEED VOLUME 3186, PG. 640
(SEE DEED VOLUME 2942, PG. 620)

FCSM M-115: BRASS DISK IN THE SOUTHEAST ABUTMENT OF HARRISBURG PIKE BRIDGE FRA 62-0920, 264 FEET NORTH OF ALKIRE ROAD, 30 FEET EAST OF THE CENTERLINE, 3.4 FEET NORTHWEST OF USGS GAGING STATION RM M114. BRASS DISK IS A USGS GAGING STATION MONUMENT STAMPED "M115".

FCSM Z-54: BRASS DISK IN THE CENTER OF THE EAST HEADWALL OF HARRISBURG PIKE BRIDGE FRA 62-8.74, 0.45 MILES SOUTHWEST OF ALKIRE ROAD, 53 FEET NORTHEAST OF THE CENTER OF THE DRIVE TO ADDRESS #3456, 21.5 FEET EAST OF THE CENTERLINE.

FOUND 3/4" OPEN
TOP IRON PIPE
"DISTURBED"

V.M.S. #5745

V.M.S. #6839

S79°07'22"E 522.07'

S79°05'41"E 315.65'

PARCEL NO. 010-254185-00
PARCEL V OF
INST. #201701060003547

FOUND 1/2" OPEN
TOP IRON PIPE

RIGHT OF WAY ESMT.
DEED VOLUME 341, PG. 120

U.S. HIGHWAY 62 -
HARRISBURG PIKE
VARIABLE WIDTH PUBLIC
RIGHT OF WAY
FRA-270-6.09S

EXCEPT PARCEL IV
INST. #201701060003547
STATE OF OHIO
PARCEL #48-WL FRA-270-6.09S
DEED VOLUME 2808, PG. 141

10' UTILITY ESMT.
DEED VOLUME 1860, PG. 268

RIGHT OF WAY ESMT.
VOL. 341, PG. 120

10' UTILITY ESMT.
DEED VOLUME 2378, PG. 522

10' UTILITY ESMT.
DEED VOLUME 1860, PG. 268

10' UTILITY ESMT.
DEED VOLUME 1860, PG. 268

12' UTILITY ESMT.
DEED VOLUME 2809, PG. 23

12' UTILITY ESMT.
DEED VOLUME 2809, PG. 23

12' UTILITY ESMT.
DEED VOLUME 2809, PG. 23

UWV-CARTERS MHP, LLC
INST. #201701060003547
365,257.054 SQ.FT.
8.385 ACRES

PARCEL NO. 010-254188-00
PARCEL IV OF
INST. #201701060003547

EXCEPT PARCEL II
PARCEL I OF
INST. #201701060003547

FOUND 2" SQUARE
IRON ROD

CHATEAU STREET

50' PUBLIC RIGHT OF WAY
P.B. 20, PG. 42

12' UTILITY ESMT.
DEED VOLUME 2809,
PG. 27

12' UTILITY ESMT.
DEED VOLUME 2809,
PG. 27

12' UTILITY ESMT.
DEED VOLUME 2809, PG. 25

N83°31'09"W
199.93'

20' PERPETUAL ROADWAY EASEMENT
OFFICIAL RECORD 6976, PG. H14
OFFICIAL RECORD 34497, PG. B15

12' UTILITY ESMT.
DEED VOLUME 2809, PG. 25

N03°31'04"E 42.93'

N32°20'07"E
45.79'

FOUND
1/2" OPEN TOP
IRON PIPE

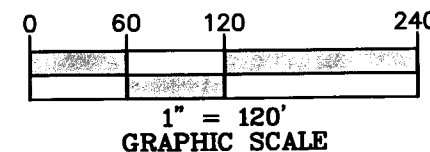
STATE OF OHIO
PARCEL 51-WL FRA-270-6.09S
DEED VOLUME 2795, PG. 674

N83°35'13"W 784.45'
(HELD BEARING)

PARCEL NO. 010-259861-00
UWV-CARTERS MHP, LLC
PARCEL VI OF
INST. #201701060003547

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR, 30" LONG, WITH AN ORANGE PLASTIC CAP, STAMPED "PATTERSON PLS 8617"

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - BOUNDARY LINE REMOVED
- - - EASEMENT LINE



PREPARED FOR:
**ELEVATE CARTERS
HOLDING, LLC**
6272 LAMBDA DRIVE
SAN DIEGO, CA 92120

CURRENT TITLE HOLDER:
UWV-CARTERS MHP, LLC
1107 S. COAST HIGHWAY
LAGUNA BEACH, CA 92651

PROPERTY ADDRESS:
2500 HARRISBURG PIKE
GROVE CITY, OH 43123
FRANKLIN COUNTY

TAX PARCEL ID:
010-254182-00,
010-254184-00,
010-254185-00,
010-254188-00,
010-254189-00

SOURCE OF TITLE:
INSTRUMENT
#201701060003547

REVISIONS

DATE	DESCRIPTION
10.11.22	FCE REVIEW COMMENTS

POD NUMBER: 22-141007
DRAWN BY: TMD
CHECKED BY: MEP
SURVEY DATE: 08.24.22
PLAT DATE: 10.06.22

SHEET TITLE:
**BOUNDARY SURVEY
COMBINATION PLAT**
PLAT REPRESENTS A
BOUNDARY SURVEY

SHEET NUMBER:
2 OF 2