

7509 E. MAIN ST.
SUITE 104
REYNOLDSBURG, OHIO 43068

J&J SURVEYING SERVICES, INC.

614-866-9158
JOE.WOOD
@JJSURVEYINGOHIO.COM

BOUNDARY SURVEY EXHIBIT-A (15818)

PART OF VMS 1393

LOTS 360, 361, AND 362

OF 554 AND 558

HAMILTON PLACE ADD.

S. CENTRAL AVE.

CITY OF COLUMBUS
FRANKLIN CO., OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING A PART OF VIRGINIA MILITARY SURVEY NO. 1393, AND BEING ALL OF 360, 361 AND 362, HAMILTON PLACE ADDITION, P.B. 5, PG. 127, AND PART OF TRACT TWO, PARCEL FOUR, ALL CONVEYED TO EVANS CARPET JUNKYARD, INC. IN INSTR. NO. 200407300177541, FRANKLIN COUNTY RECORDERS OFFICE;



CENTRAL AVE
WIDTH VARIABLE
P.B. 5, PG. 127

EVANS CARPET JUNKYARD, INC.
PARCEL FOUR TRACT TWO
INSTR. NO. 200407300177541
PID 010-044951

AREA MEAS.
PARCEL FOUR
TRACT TWO
1,381 SQ. FT.
0.032 ACRES

CASPIAN GROUP, LLC
TRACT TWO
1.271 ACRES
INSTR. NO. 201905090054063
PID 010-066562

EVANS CARPET JUNKYARD, INC.
PARCEL FOUR TRACT ONE
INSTR. NO. 200407300177541
PID 010-044951

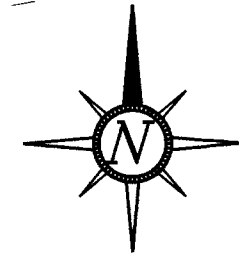
AREA MEAS.
PARCEL FOUR
TRACT ONE
5,624 SQ. FT.
0.129 ACRES

AREA MEAS. PARCEL THREE
7,584 SQ. FT.
0.174 ACRES

EVANS CARPET JUNKYARD, INC.
PARCEL THREE
INSTR. NO. 200407300177541
PID 010-056255

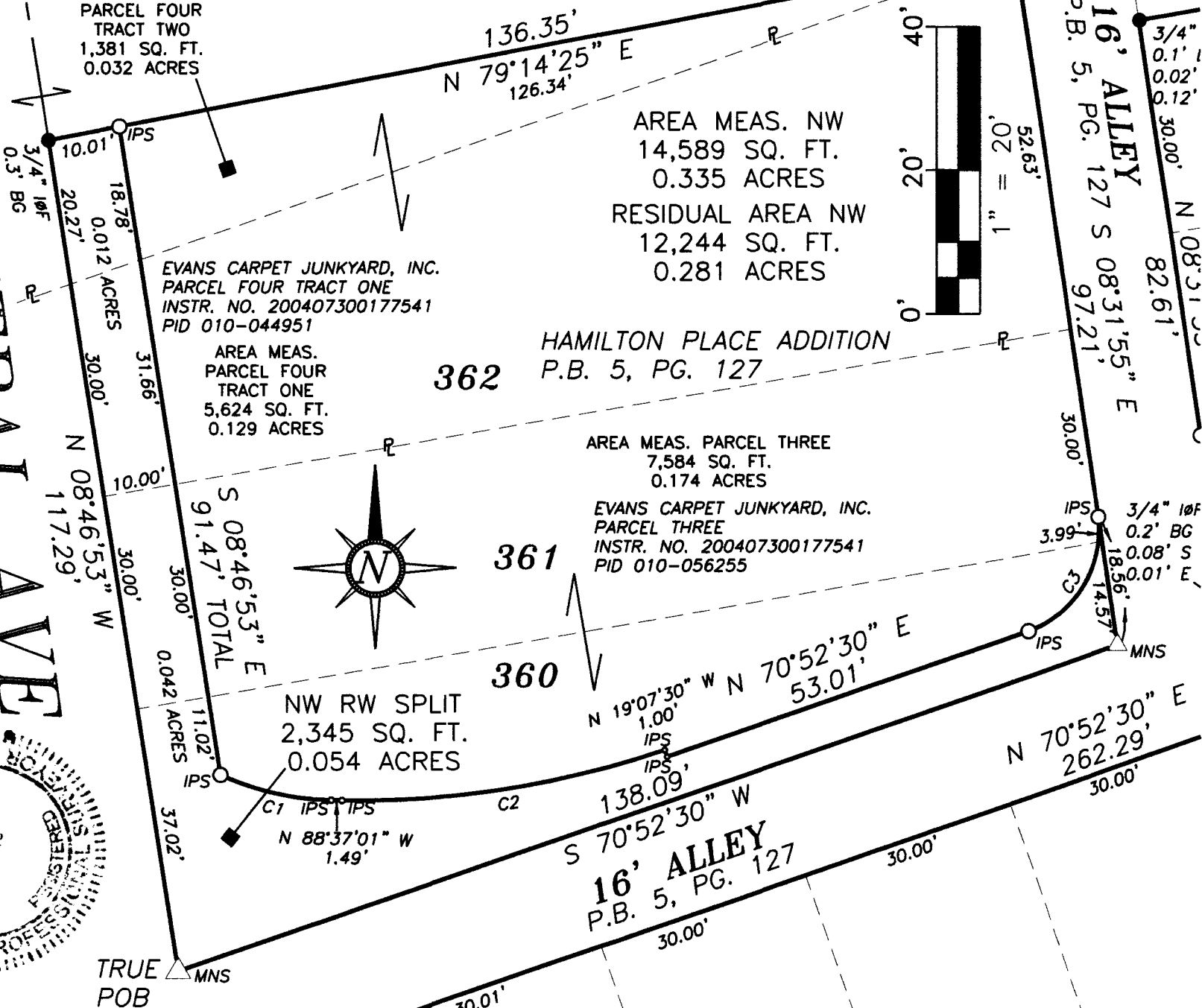
AREA MEAS. NW
14,589 SQ. FT.
0.335 ACRES
RESIDUAL AREA NW
12,244 SQ. FT.
0.281 ACRES

HAMILTON PLACE ADDITION
P.B. 5, PG. 127



NW RW SPLIT
2,345 SQ. FT.
0.054 ACRES

TRUE
POB



CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	39.00'	15.85'	15.74'	S 76°58'18" E	23°17'26"
C2	129.20'	45.45'	45.22'	N 81°07'45" E	20°09'20"
C3	15.00'	20.26'	18.76'	N 32°10'24" E	77°24'11"

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2012) EPOCH 2203. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPT. OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN). THE NORTH RIGHT OF WAY LINE OF W. MOUND ST. AS BEING SOUTH 70 DEGREES 52 MINUTES 30 SECONDS WEST, IS DESIGNATED AS THE BASIS OF BEARING FOR THIS PLAT. INSTR. OFFICIAL RECORD

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY 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

LEGEND

- MAG Nail Set
- Iron Pin Set
- Iron Pin Found
- Plat Book
- Official Record
- Instrument Found
- Iron Pin Found
- Iron Pipe Found
- Property Line

Raymond J. Wood

1/9/23

RAYMOND J. WOOD REG. SURV. 7745

JOB NO. 21-98SP1