

PRIME CM & S, INC. EXHIBIT-A (P. 3/3)

8415 PULSAR PLACE, SUITE 300
COLUMBUS, OHIO 43240

PLAT OF SURVEY

0.046 ACRE RIGHT-OF-WAY PARCEL

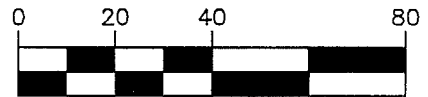
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 18, UNITED STATES MILITARY LANDS, BEING A PART OF LOT NUMBER TWENTY-SIX (26) OF HENRY C. JOHNSON'S SECOND ADDITION TO THE TOWN OF FLINT, AS NUMBERED AND DELINEATED UPON THE RECORD PLAT THEREOF IN PLAT BOOK 2, PAGE 57, AND BEING A 0.046 ACRE PARCEL OUT OF PARCEL ONE OF EXHIBIT "A" (APN 255-307292) AS CONVEYED TO CHRISTOPHER JACOBS IN INSTRUMENT NUMBER 202002210026351, WITH ALL RECORD REFERENCES HEREIN CITED BEING OF THE FRANKLIN RECORDER'S OFFICE, COLUMBUS, OHIO.

LEGEND

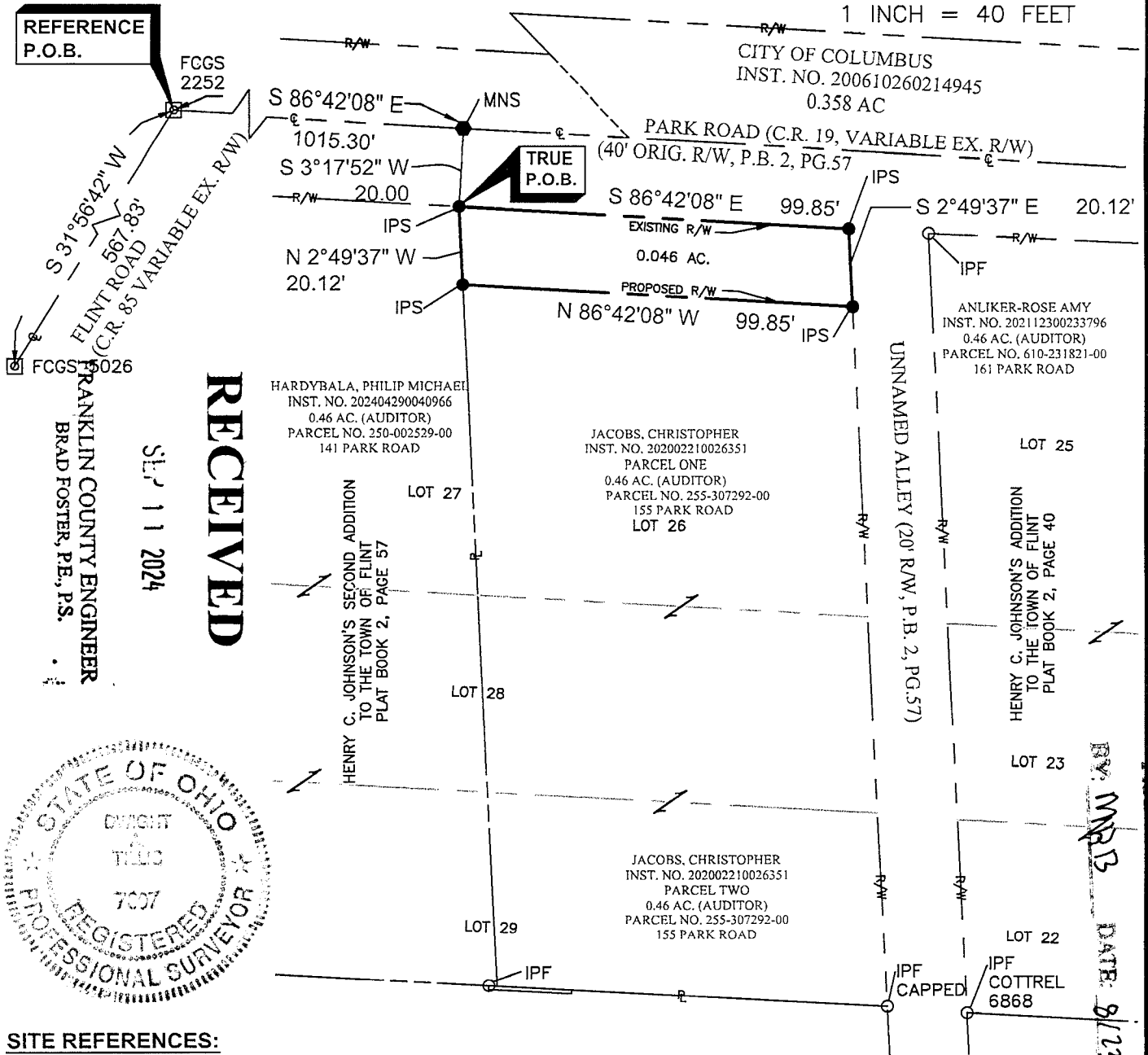
- 0.046 AC. R/W PARCEL
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY
- IPF - IRON PIN FOUND (AS NOTED)
- IPS - IRON PIN SET (SEE NOTE 1)
- MAG NAIL SET
- MONUMENT BOX FOUND

BASIS OF BEARINGS:

THE BEARING SYSTEM, AS DESCRIBED HEREIN, IS BASED UPON A GPS SURVEY OF FRANKLIN COUNTY GEODETIC SURVEY MONUMENT NUMBERS 2552 AND 5026, AND THE MEASURED BEARING OF SOUTH 31°56'42" WEST BETWEEN SAID MONUMENTS, AS REFERENCED TO THE OHIO STATE PLANE GRID COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011).



1 INCH = 40 FEET



REFERENCE P.O.B.

TRUE P.O.B.

RECEIVED

SEP 11 2024



SITE REFERENCES:

- COUNTY DEED RECORDS
- COUNTY PLAT RECORDS
- COUNTY TAX/GIS MAPS
- FIELD SURVEY: APRIL 2023 & FEBRUARY 2024.

NOTES:

1. IRON PINS SET ARE 30" LONG, 5/8" O.D., IRON REBARS WITH YELLOW PLASTIC CAPS STAMPED "PRIME CMS, INC."
2. PROPERTY WITHIN FLOOD ZONE AREA "X" PER FEMA F.I.R.M. MAP PANEL NO. 39049C0044K, EFFECTIVE DATE: 6/17/2008.

CERTIFICATION:

THE UNDERSIGNED, HEREBY CERTIFY THAT PRIME CM&S, INC., SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Dwight A. Tillis 8/21/24
DWIGHT A. TILLIS, P.S. 7807 DATE:

P:\Projects\2023\OH01ES-23384 - Pizzino Park Rd\500-CAD\520-Survey\523-PrintSheet\Pizzino Jacobs Park Rd RIGHT OF WAY.dwg by: sun on 08/20/2024 @ 11:43:01 am ~ for P & L Systems, Inc.

PRELIMINARY APPROVAL
BRAD FOSTER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: MRPB DATE: 8/23/2024