

Parcel ID: 010-260463-00
LOWES HOME CENTERS INC
INSTRU. #200202010030706

Parcel ID: 010-111419-00
BOARD OF PARK COMMISSIONERS OF THE COLUMBUS
& FRANKLIN COUNTY METROPOLITAN PARK DISTRICT
INSTRU. # 201910250142097

N18°34'07"E 1842.12' measured

N18°34'07"E 1516.11' deed & measured

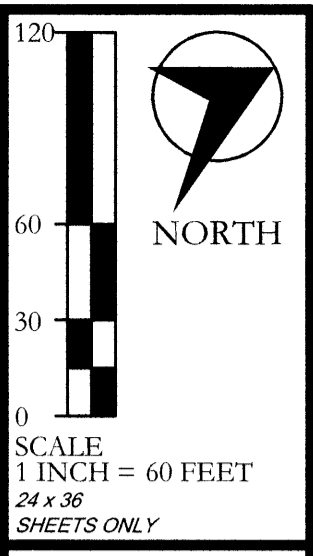
N18°34'07"E 326.01' deed & measured

capped i.pin(EMHT Inc.)
fd. S65°31'32"E 0.23'

mon. disc fd.
0.27' E. of P/L

3/4" i.pipe
fd. & used

5/8" i.pin
fd. & used



Parcel ID: 010-111591-00
GREAT SOUTHERN SHOPPING CENTER LLC
INSTRU. #202001210009672

PARCEL "A"

PARCEL AREA
1,548,029 SQ. FT.
35.5379 ACRES
TOTAL AREA WITHIN THE R/W
85,846 SQ. FT.
1.9707 ACRES

James Lindsey Heirs Subdivision
Lot 1
Plat Book 4, Page 36

S18°30'13"W 54.35'
deed & measured

R.R. spike fd.
N88°30'42"E 0.21'

R.R. spike fd.
S79°10'42"E 0.24'

Parcel ID: 010-288559-00
GREAT SOUTHERN OWNER LLC
INSTRU. #201001150005830

SURVEY CERTIFICATION

This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

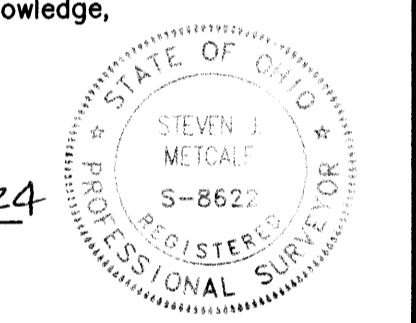
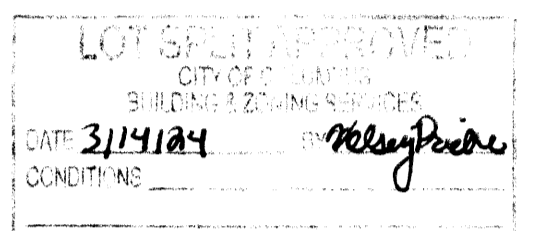
The basis of bearings for the premises surveyed is derived from Ohio RTN GPS observations performed in August, 2023, NAD83 (CORS96), Ohio State Plane Coordinate System, South Zone (3402), observed bearing for the original centerline of U.S. Route 23 (South High Street), as stated South 18°30'13" West, and are used to denote angles only.

Monuments described as "5/8" iron pin set" are (5/8"x30") rebar with orange cap stamped Neff & Assoc.-#8622"

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

Field work performed in April, 2023.

Steven J. Metcalf
Registered Surveyor No. 8622-Ohio



RECEIVED

SEP 23 2024

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

SYMBOL LEGEND (EXISTING)

☐	CENTER LINE
▭	PROPERTY LINE
▭	CONSOLIDATED LOTS
⊙	IRON PIN/PIPE FOUND
⊙	5/8"x30" Iron Pin(Neff-8622)SET
⊙	MONUMENT BOX FOUND
⊙	DRILL HOLE FOUND
⊙	DRILL HOLE SET
⊙	IRON NAIL FOUND
⊙	MAG NAIL SET

ABBREVIATIONS

C. or CALC.	..... CALCULATED
☐	..... CENTER LINE
C.D.R.	..... COUNTY DEED RECORD
C.M.R.	..... COUNTY MAP RECORD
D.	..... DEED
EX.	..... EXISTING
FD.	..... FOUND
INSTR.	..... INSTRUMENT
L/A.	..... LIMITED ACCESS
MON.	..... MONUMENT
O. or OBS.	..... OBSERVED
PG.	..... PAGE
R. or P/L.	..... PROPERTY LINE
R. or REC.	..... RECORD
R/W.	..... RIGHT OF WAY
U.	..... USED
VOL.	..... VOLUME

4	12-27-23	Rev per Franklin Co. Engineer Review	
3	12-21-23	Rev per Franklin Co. Engineer Review	
2	12-14-23	Rev per Columbus Lot Split Check list	
1	08-29-23	Rev Boundary	
	04-04-23	Submit to client	
REV NO	DATE	DESCRIPTION	
DWG NAME	DRAWN BY	CHKD BY	JOB NO
14831-LS	TW	SJM	14831

CFT NV DEVELOPMENTS, LLC - 3847 SOUTH HIGH STREET
SURVEY OF ACREAGE PARCELS
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

NEFF
& ASSOCIATES
Civil Engineers & Surveyors
6005 S. Riverside Blvd., Columbus, OH 43231
Tel: 402.884.3100 Fax: 402.884.3104
www.neff-associates.com

SHEET NO.
1 OF 1

SURVEY OF ACREAGE PARCELS
SECTION 16, TOWNSHIP 4, PANGE 22,
CONGRESS LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LOCATED IN SECTION 16, TOWNSHIP 4, RANGE 22, CONGRESS LANDS, BEING OUT OF THE REMAINDER OF THAT 36.647 ACRE TRACT CONVEYED TO GREAT SOUTHERN SHOPPING CENTER, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 202001210009672 IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

Parcel ID: 010-260463-00
LOWES HOME CENTERS INC
INSTRU. #200202010030706

N72°03'29"W 1200.00' deed & measured

James Lindsey Heirs Subdivision
Lot 2
Plat Book 4,
Page 36

SOUTH HIGH STREET (STATE ROUTE 23)
FRA-23-(0.00-5.37) - (WIDTH VARIES)
PUBLIC ROADWAY

70,556 SQ. FT.
1.6197 ACRES

1/2" i.pin fd.
N29°00'51"W 0.97'

S18°30'13"W 298.96' measured

N18°30'13"E 149.07'c.

S18°30'13"W 149.89' deed & measured

Parcel ID: 010-262541-00
GREAT SOUTHERN SHOPPERS CITY INC.
INSTRU. #201001150005827

R.R. spike fd.
S60°24'16"E 0.71'

S18°30'13"W 371.07' measured

MAG nail fd.
N70°18'17"E 0.34'

MAG nail fd. & used

R.R. spike fd.
N55°22'37"E 0.32'

R.R. spike fd.
N64°52'18"E 0.27'

Parcel ID: 010-262544-00
GREAT SOUTHERN SHOPPERS CITY INC.
INSTRU. #201001150005827

Parcel ID: 010-296119
COLUMBUS HIGH STREET CHICKEN LLC
INSTRU. #202011160181653

Parcel ID: 010-262543-00
GREAT SOUTHERN SHOPPERS CITY INC.
INSTRU. #201001150005827

EX. 1 STORY BRICK BLDG ADD #3865 (VACANT BLDG.)

EX. 1 STORY FRAME BUILDING ADD #3847 SOUTH HIGH STREET

EX. 1 STORY BRICK BUILDING ADD #3815 SOUTH HIGH STREET

capped i.pin (#8085) fd.
N09°39'52"E 0.58'

R/W

R/W

R/W

R/W

R/W

R/W

R/W

S17°57'13"W 172.91' deed & measured

S18°30'13"W 451.74' deed & measured

S18°30'13"W 149.07' measured

S18°30'13"W 154.45' d. & measured

P.O.C. Parcel "B"

P.O.B. Parcel "A"

P.O.B. Parcel "B"

OBETZ ROAD WIDTH VARIES PUBLIC ROADWAY

reference i.pin in conc. mon. fd. & used

S34°06'26"W 95.44' Record
S35°22'13"W 95.96' Measured

New Survey C/L State Route 23

Original C/L State Route 23

AREA WITHIN R/W
14,757 SQ. FT.
0.3388 ACRES

15,290 SQ. FT.
0.3510 ACRES