



# POPLAR AVENUE PARCEL EXHIBIT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND KNOWN AS BEING PART OF POPLAR AVENUE BETWEEN HIGH STREET AND PEARL STREET AS DEDICATED IN WILLIAM NEIL'S ADDITION, PLAT BOOK 1, PAGE 170

E RUSSELL STREET (50' R/W)

S 81°36'23" W  
225.80'



1" IRON PIPE FOUND & HELD

P.O.R.

LOT 20  
47-49 EAST RUSSELL STREET CONDOMINIUM CPB 137 PG 95 IN 200409230223244

WILLIAM NEIL'S ADDITION PLAT BOOK 1 PAGE 170

**NOTES:**

- THIS PLAT WAS PREPARED WITH RESPECT TO THE FOLLOWING REFERENCES:
  - DEED AND TAX MAP RECORDS FROM THE FRANKLIN COUNTY RECORDER'S AND/OR AUDITOR'S OFFICE.
  - WILLIAM NEIL'S ADDITION PLAT BOOK 1 PAGE 170
  - FRA-3-15.85 RIGHT-OF-WAY PLANS (1956)
  - FRA-3-16.17 RIGHT-OF-WAY PLANS (1957)
  - FRA-3-16.69 RIGHT-OF-WAY PLANS (1960)
  - FRA-3-16.91 RIGHT-OF-WAY PLANS (1960)
  - FRA-670-1.25(B2 B-3) RIGHT-OF-WAY PLANS (1987)
  - FRA-NATIONWIDE BOULEVARD (FORMERLY FRA-670-1.25(B-4)) RIGHT-OF-WAY PLANS (1989)
  - FRA-670-3.17 (B-1) RIGHT-OF-WAY PLANS (2001)
  - RUSSELL STREET CONDOMINIUM CONDO PLAT BOOK 137 PAGE 95, DECLARATION IN INSTRUMENT NUMBER 200409230223244.
  - A PRIVATE SURVEY PERFORMED BY HOY SURVEYING SERVICES, INC. AND DAVID B. MCCOY PS NO. 7632 DATED 8/26/04
  - A PRIVATE SURVEY PERFORMED BY EVANS, MERCHANT, HAMBLETON & TILTON, INC. (EMHT) AND JOSHUA M. MYER PS NO. 8485 DATED 5/30/2013.
- MERIDIAN IS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011), PER GPS OBSERVATIONS IN SEPTEMBER, 2024, AND HOLDING THE CENTERLINE OF RIGHT-OF-WAY OF E RUSSELL STREET AS NORTH 81°36'23" EAST.

HIGH STREET (R/W VARIES) (ORIGINAL R/W 66')

10' STRIP - ROW CITY OF COLUMBUS, OHIO DB 621 PG 374 0.006 AC (CALC)

10' STRIP - ROW CITY OF COLUMBUS, OHIO DB 592 PG 370 0.012 AC (CALC)

POPLAR AVENUE (50' R/W)  
0.120 AC (SURVEY)

APPROXIMATE TIE-BACK LIMITS PER FRA-670-3.17(B-1)

LIMITED ACCESS RIGHT-OF-WAY 0.041 ACRES (SURVEY)

ACREAGE BREAKDOWN

E POPLAR AVE (PUBLIC R/W)	0.161 ACRES
E POPLAR AVE (LIMITED ACCESS R/W)	0.041 ACRES
REMAINDER PARCEL	0.120 ACRES

PARCEL 199-LA (FRA-3-16.17) STATE OF OHIO (EASEMENT) FCCCP CASE NO. PARCEL 199-WD CITY OF COLUMBUS, OHIO FCCCP CASE NO. 99CVCH12-10538 IN 200002110029462



**SURVEYOR CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE MADE THIS SURVEY, ON THE GROUND, AND THAT THIS PLAT REPRESENTS GRAPHICALLY, IN SO FAR AS IS POSSIBLE, THE RESULTS OF SAID SURVEY. MADE IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4733.37 OF THE OHIO ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

*Ryan M. King*  
RYAN M. KING S-8798 2/14/2025 DATE

**LEGEND**

— Ex R/W —	EX FEE RIGHT OF WAY	—●—	APPROXIMATE TIE BACK LIMITS
— Ex LA —	EX LIMITED ACCESS RIGHT OF WAY	—/—	COMMON OWNERSHIP
— — — — —	CENTERLINE RIGHT OF WAY	—P.O.R.—	POINT OF REFERENCE
— P —	EXISTING PROPERTY LINE	—P.O.B.—	POINT OF BEGINNING
— — — — —	SUBJECT PARCEL	● D.H.S.	DRILL HOLE SET
— — — — —	EXISTING LOT LINE	● M.N.S.	MAG NAIL SET WITH SHINER "OHM"
	EXISTING BUILDING		
-x-x-	EXISTING FENCE		

DRAWING PATH: I:\6100\_101062024000\_Poplar\_Parcel\_Exhibit\_Survey\Drawings\Survey\Sheets\66024\_Rights-of-Way\Exhibit.dwg File: 03\_2025\_5:57 AM