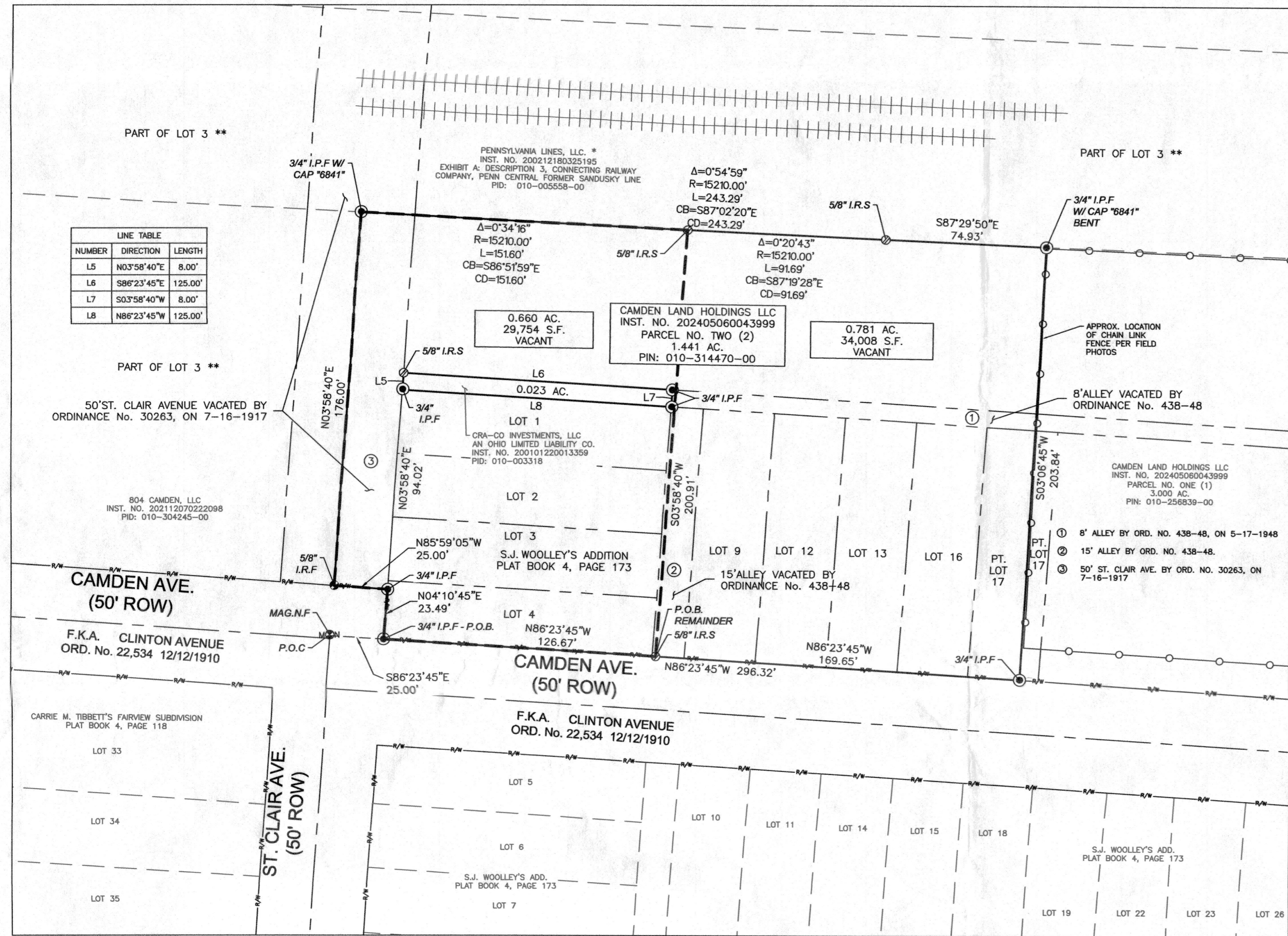
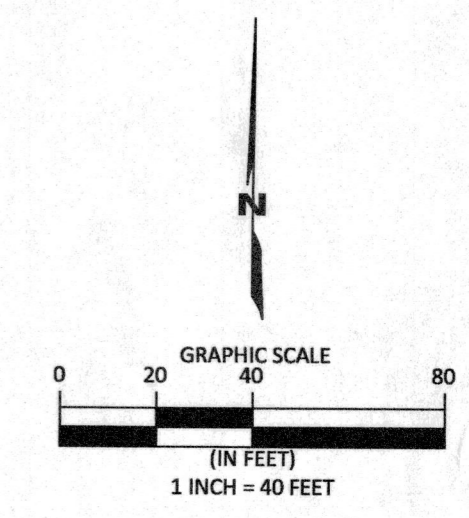


LOT SPLIT OF PART OF LOT 3 IN
 STEVENSON'S HEIRS PLAT,
 PLAT VOLUME 1, PAGE 11
 (DESTROYED BY FIRE, & RECONSTITUTED FROM
 FRANKLIN COUNTY CHANCEY RECORD
 VOLUME 2, PAGE 322)
 ALL LOTS 1 THRU 4 & LOT 9,12, 13, 16 &
 A 15 FOOT VACATED ALLEY & PART OF LOT
 17 AND AN 8 FOOT VACATED ALLEY AND
 PART OF VACATED ST. CLAIR AVENUE IN
 S.J. WOOLLEY'S ADDITION,
 PLAT VOLUME 4. PAGE 173

SITUATED IN THE QUARTER TOWNSHIP 4, TOWNSHIP 1 NORTH RANGE 18 WEST, UNITED STATES MILITARY LANDS, COUNTY OF FRANKLIN, CITY OF COLUMBUS, STATE OF OHIO.



NUMBER	DIRECTION	LENGTH
L5	N03°58'40"E	8.00'
L6	S86°23'45"E	125.00'
L7	S03°58'40"W	8.00'
L8	N86°23'45"W	125.00'



- LEGEND**
- MAG NAIL FOUND
 - IRON PIPE FOUND
 - REBAR FOUND
 - 5/8" X 30" REBAR WITH CAP STAMPED "SAM, LLC" SET
 - ROAD RIGHT OF WAY
 - PARCEL LINES
 - ADJACENT PARCEL LINES
 - INTERIOR LOT LINES
 - LOT SPLIT LINES
 - CHAINLINK FENCE
 - RAIL ROAD TRACKS

RECEIVED

JUN 12 2025

FRANKLIN COUNTY ENGINEER
 ADAM W. FOWLER, P.E., P.S.

BASIS OF BEARINGS
 THE "BASIS OF BEARINGS" FOR THIS SURVEY IS CAMDEN AVENUE BEARING: N86°23'45"W, USING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS2011). SAID BEARINGS ORIGINATED FROM GNSS-RTK OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS COMPLIANT WITH AND MEETS THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO", AS DEFINED BY CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE. A FIELD SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION BY SURVEYING AND MAPPING, LLC IN FEBRUARY OF 2025.



Joseph F. Charlson
 JOSEPH F. CHARLSON, PS RS-8003 DATE

PARCEL INFORMATION

CAMDEN LAND HOLDINGS LLC, AN OHIO LIMITED LIABILITY COMPANY BY LIMITED WARRANTY DEED RECORDED AS INSTRUMENT NO. 202405060043999 PARCEL NO. 010-314470
 ADDRESS: CAMDEN AVE. COLUMBUS, OH. 43219

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBERS: 39049 C0326K WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

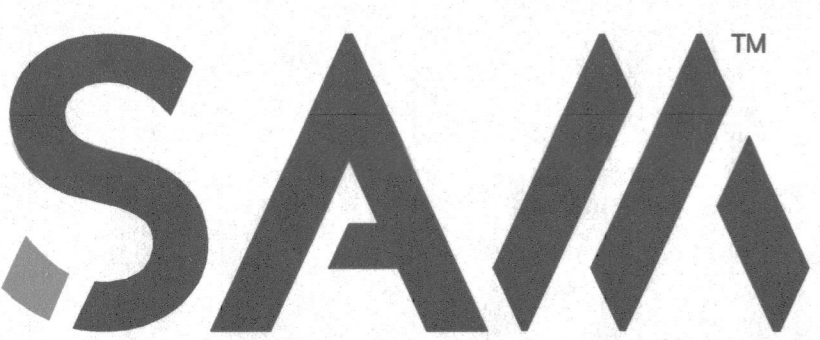
ZONE X: FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAT 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES

ZONING INFORMATION

SUBJECT PARCEL IS IN A "MANUFACTURING" ZONE
 ZONING SOURCE: CITY OF COLUMBUS DEPARTMENT OF BUSINESS & DEVELOPMENT BUILDING AND ZONING SERVICES [HTTPS://GIS.COLUMBUS.GOV/ZONING/](https://gis.columbus.gov/zoning/)
 REPORT WAS NOT PROVIDED BY CLIENT.

NOTES

- *NOW KNOWN AS NORFOLK SOUTHERN RAILWAY COMPANY, SUCCESSOR BY MERGER INSTRUMENT NO. 200710260186473
- **STEVENSON'S HEIRS PARTITION PLAT BOOK 1, PAGE 11 (DESTROYED BY FIRE, RECONSTITUTED FROM FRANKLIN COUNTY CHANCEY RECORD VOLUME 2, PAGE 322)



929 Eastwind Drive
 Suite 201
 Westerville, OH 43081
 Office: 614.899.0079
 Email: info@sam.biz

PROJECT:	AECOM CMH 1.8
JOB NUMBER:	1025095834
DATE:	05/14/2025
SCALE:	1"=40'
SURVEYOR:	J. CHARLSON
TECHNICIAN:	K.B.S. / WSM
DRAWING:	95834 - AECOM - CMH1.8 - LOT SPLIT.DWG
TRACT ID:	010-314470-00
PARTYCHIEF:	T.M.
FIELDBOOKS:	

LOT SPLIT - AECOM CMH1.8 SITE

SITUATED IN THE STATE OF OHIO
 COUNTY OF FRANKLIN
 CITY OF COLUMBUS

SHEET 1
 OF 1