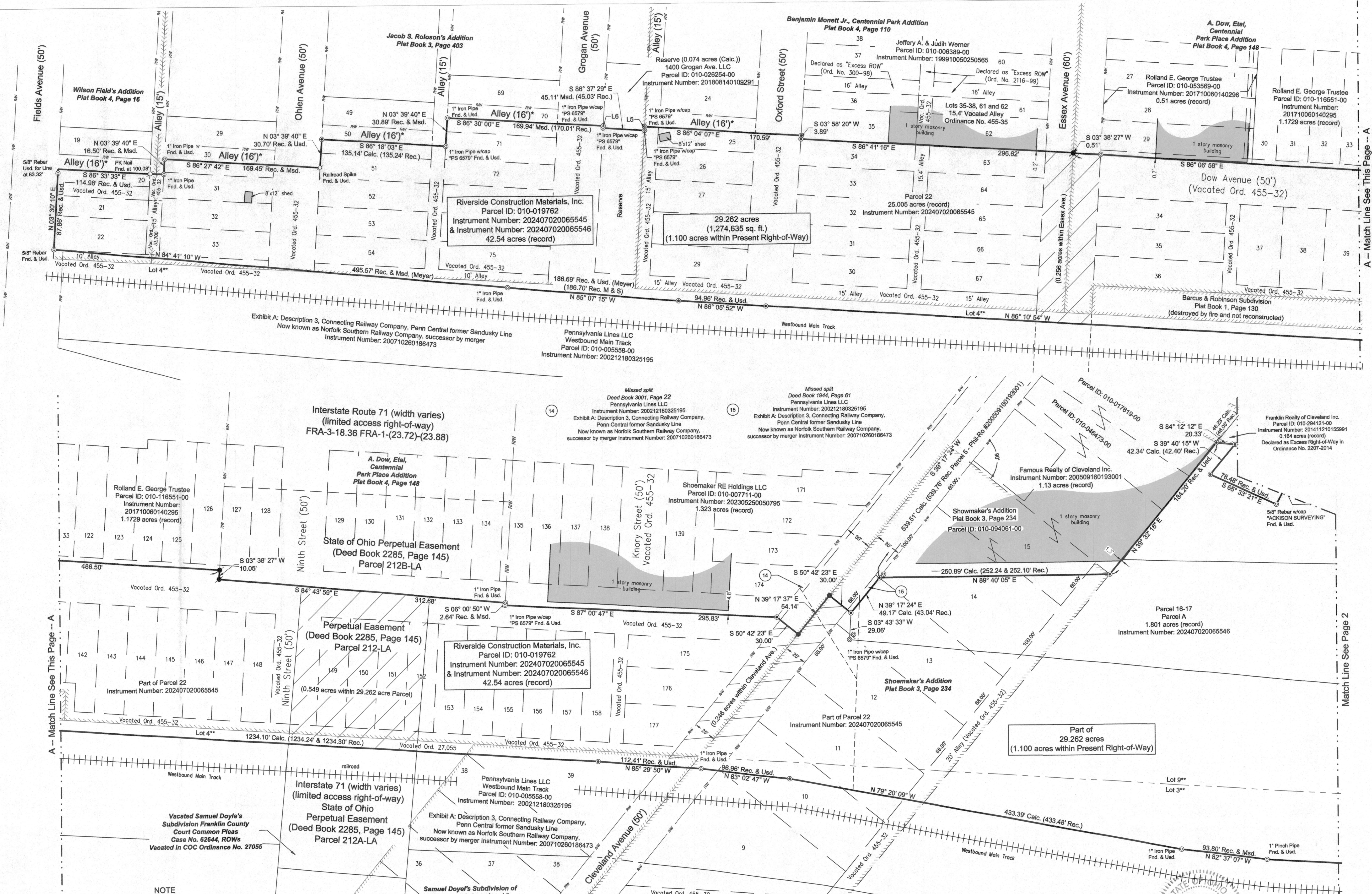


RECEIVED JUL 14 2025 FRANKLIN COUNTY ENGINEER ADAM W. POWELL, P.E., P.S.

Riverside Construction Materials, Inc. Lot Split Quarter Township 4, Township 1, Range 18, United States Military Lands City of Columbus, County of Franklin, State of Ohio

Table with 3 columns: ID, Description, Date. Includes Revisions/Submissions section.

Project Number: 763882 Scale: 1"=50' Drawn By: ATW Checked By: SWC Date: July 11, 2025 Issue: Drawing Title: 1 of 3



NOTE: City of Columbus Deed Book 982, Page 320... Stevenson's Heirs Partition Plat Book 1, Page 11... BASIS OF BEARINGS: The basis of bearings is Ohio State Plane South Zone (NAD 83, 2011 Epoch 2010)... SURVEY LEGEND: Monument Box Found as Described, Found (F) - Found, Used (U) - Used... LINE TABLE: Line #, Direction, Length. Includes a graphic scale and a professional surveyor's seal for Steven W. Clutter.

Situated in the City of Columbus, County of Franklin, State of Ohio, Quarter Township 4, Township 1, Range 18, United States Military Lands, being all of Lots 5 to 8, 65 to 90 and part of Lot 64 of Sinks and Hoover's St Clair Addition, Plat Book 5 page 464, being a portion of those alleys dedicated in said Sinks and Hoover's St Clair Addition, declared as "Excess Right-of-Way" in Ord. No. 2092-2017, all of Lots 15 to 28 and part of Lot 29 of Bonham's Subdivision, Plat Book 13, Page 21, all of Lots 12, 13, and part of Lots 9-11, 14 and 15 of Shoemaker's Addition to Columbus, Plat Book 3, Page 234, part Lot 6, Barcus & Robinson Sub of Stevenson's Lot 8, Plat Book 1, Page 130 (destroyed by fire and not reconstituted), all of Lots 34-36, 142-158 & 175-177 of A. Dow, et al, Centennial Park Place Addition, Plat Book 4, Page 148, part Lot 25, and, all of Lots 26 to 34 and 63 to 67 of Benjamin Monett Jr., Centennial Park Addition, Plat Book 4, Page 110, part Lots 30, 50, 70 & 71 of Wilson Field's Addition to Columbus, Plat Book 4, Page 16, part of Lots 39 of Samuel Doyle's Subdivision of Stevenson's Lots 4 and 5, Plat Book 1, Page 3, part of Lots 3, 4 and 9 of Stevenson's Heirs Partition, Plat Book 1, Page 11 (destroyed by fire and reconstituted from Franklin County Chancery Record Volume 2 page 322) and being all of 0.927 acre parcel (Parcel 1), all of 3.612 acre parcel (Parcel 2 Tracts A & B), all the lots and vacated rights-of-way (Parcels 3-6, 8-13, 15 & 18), all of the 0.382 acre parcel (Parcel 7), all of 1.258 acre parcel (Parcel 14), all of 2.512 acre parcel (Tracts 16-17, Parcels A & B), part of the 1.880 acre parcel (Parcel 19), all of the 0.320 acre parcel (Parcel 21-1), part of the 1.200 acre parcel (Parcel 21-2), part of the 4.328 acre parcel (Parcel 21-3), part of the 0.218 acre parcel (Parcel 21-4) and part of the 25.251 acre parcel (Parcel 22) conveyed to Riverside Construction Materials, Inc. (Instrument Number: 202407020065545 and Instrument Number: 202407020065546), and being all of Lots 56 through 63 and part of Lot 64 of Sinks and Hoover's St. Clair Addition, Plat Book 5, Page 464, being a portion of those alleys dedicated in said Sinks and Hoover's St. Clair Addition, declared as "Excess Right-of-Way" in Ordinance Number 2092-2017, part of Lots 2, 3, 4 (Cout Complete) and 9 of Stevenson's Heirs Partition, Plat Book 1, Page 11 (destroyed by fire and reconstituted from Franklin County Chancery Record Volume 2 page 322) and those right of ways as vacated by the City of Columbus in Ordinance Nos. 27,055, 30,263, 33,700, 455-32 and 1086-74, and being all of 0.927 acre parcel (Parcel 1), all of 3.612 acre parcel (Parcel 2 Tracts A & B), all the lots and vacated rights-of-way (Parcels 3-6, 8-13, 15 & 18), all of the 0.382 acre parcel (Parcel 7), all of 1.258 acre parcel (Parcel 14), all of 2.512 acre parcel (Tracts 16-17, Parcels A & B), part of the 1.880 acre parcel (Parcel 19), all of the 0.320 acre parcel (Parcel 21-1), part of the 1.200 acre parcel (Parcel 21-2), part of the 4.328 acre parcel (Parcel 21-3), part of the 0.218 acre parcel (Parcel 21-4) and part of the 25.251 acre tract (Parcel 22) conveyed to Riverside Construction Materials, Inc. (Instrument Number: 202407020065545 and Instrument Number: 202407020065546)



175 Montrose West Ave., Suite 400
Akron, OH 44321
Phone: 330.665.0860 Fax: 330.296.4628

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FRANKLIN COUNTY ENGINEER
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Riverside Construction Materials, Inc.

Lot Split

Quarter Township 4, Township 1, Range 18, United States Military Lands
City of Columbus, County of Franklin, State of Ohio

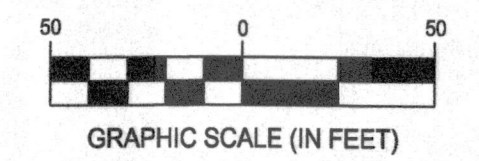
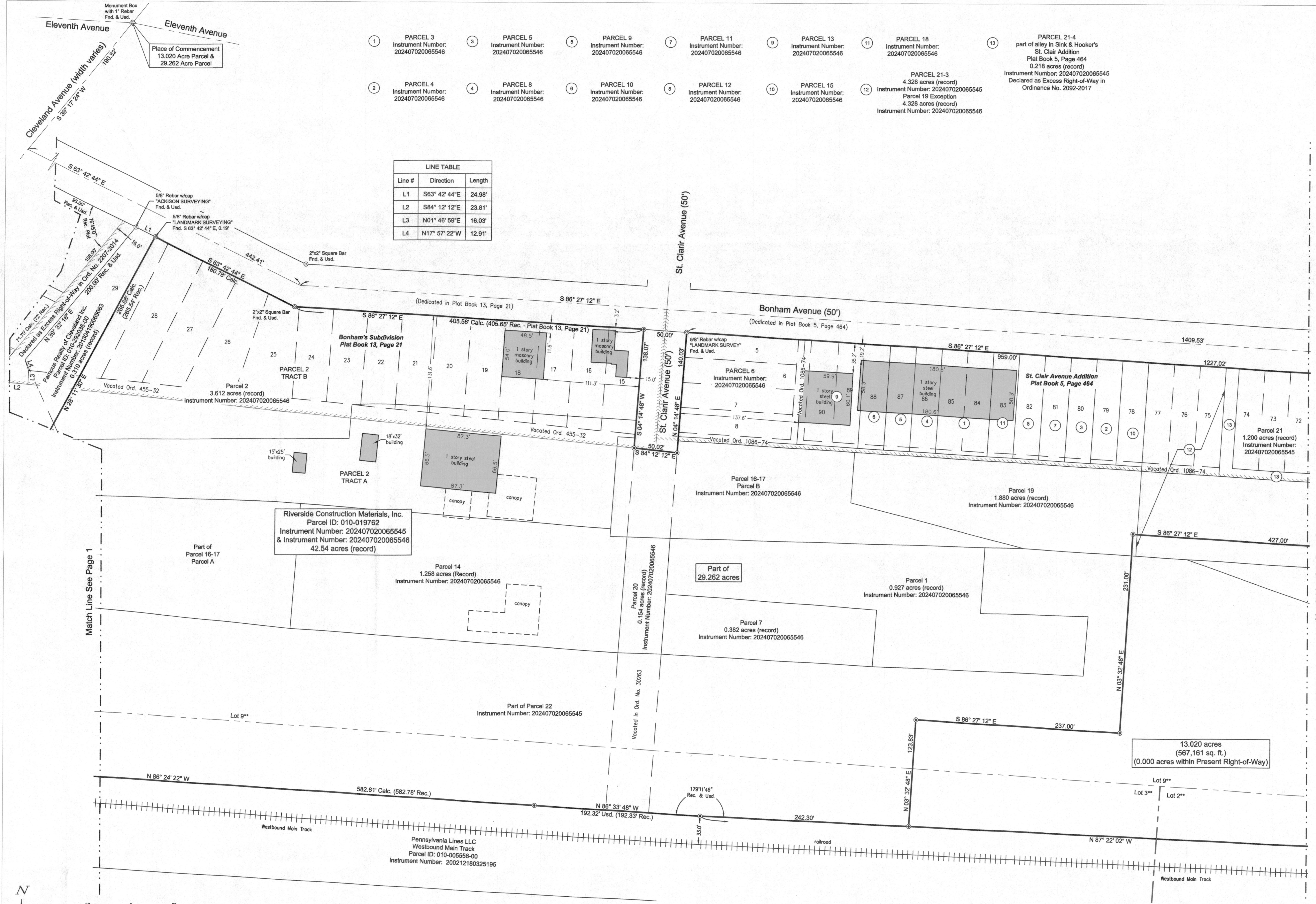
Revisions / Submissions
ID Description Date

© 2024 CESO, INC.
Project Number: 763882
Scale: 1"=50'
Drawn By: ATW
Checked By: SWC
Date: July 11, 2025
Issue:

Drawing Title:
2 of 3

- ① PARCEL 3
Instrument Number: 202407020065546
- ③ PARCEL 5
Instrument Number: 202407020065546
- ⑤ PARCEL 9
Instrument Number: 202407020065546
- ⑦ PARCEL 11
Instrument Number: 202407020065546
- ⑨ PARCEL 13
Instrument Number: 202407020065546
- ⑪ PARCEL 18
Instrument Number: 202407020065546
- ⑬ PARCEL 21-4
part of alley in Sink & Hooker's
St. Clair Addition
Plat Book 5, Page 464
0.218 acres (record)
Instrument Number: 202407020065545
Declared as Excess Right-of-Way in
Ordinance No. 2092-2017
- ② PARCEL 4
Instrument Number: 202407020065546
- ④ PARCEL 8
Instrument Number: 202407020065546
- ⑥ PARCEL 10
Instrument Number: 202407020065546
- ⑧ PARCEL 12
Instrument Number: 202407020065546
- ⑩ PARCEL 15
Instrument Number: 202407020065546
- ⑫ PARCEL 21-3
4.328 acres (record)
Parcel 19 Exception
4.328 acres (record)
Instrument Number: 202407020065546

Line #	Direction	Length
L1	S63° 42' 44" E	24.98'
L2	S84° 12' 12" E	23.81'
L3	N01° 46' 59" E	16.03'
L4	N17° 57' 22" W	12.91'



BASIS OF BEARINGS

The basis of bearings is Ohio State Plane South Zone (NAD 83, 2011 Epoch 2010). The Columbus, Mount Vernon, and McConnesville CORS stations were used in determining the grid bearing, and establishing a bearing of S 39° 17' 24" W, for a portion of the centerline of Cleveland Avenue

NOTE

* - City of Columbus Deed Book 982, Page 320
** - Stevenson's Heirs Partition Plat Book 1, Page 11
(destroyed by fire and reconstituted Franklin County Chancery Record Volume 2, Page 322)

SURVEY LEGEND

- ☐ - Monument Box Found as Described
- Fnd. (F) - Found
- - Monument Found as Described
- Usd. (U) - Used
- ⚓ - PK Nail/Mag Nail Found
- Obs. (O) - Observed
- ⚓ - Railroad Spike Found
- Rec. (R) - Deed
- - 5/8" Iron Pin Set w/cap CESO, Inc.
- Calc. (C) - Calculated
- - Mag Nail Set

