

0.204 Acre Easement Vacation
Section 9, Township 11, Range 21
Congress Lands
City of Columbus
Franklin County
State of Ohio

- * Sanitary Sewer Easement
Inst. No. 200607200142532
- ** Sidewalk Easements
Inst. No. 2006008040153560
- *** Electric/Communications Easement
Inst. No. 200809170140322

Winchester Park Investment Condominium
 12.879 AC.
 C.P.B. 203, Pg. 90
 Inst. No. 200806110089620

Winchester Park Investment Condominium Phase II - Second Amendment
 C.P.B. 208, Pg. 43
 Inst. No. 200812090176751

Access Easement
 Inst. No. 200401210014624
 0.947 AC.

NNN Columbus OH Owner LP
 Pcl. No. 530-285937
 15.973 AC. (DEED)
 Inst. No. 201806270085088

STATE OF OHIO PARCEL 1
 Easement for Highway Purposes
 DB. 2526 Pg. 93
 3.27 AC.

Monument Fnd
CITY OF COLUMBUS
 0.5855 AC.
 O.R.V. 32376 Pg. C17

HAMILTON SQUARE BLVD (PUBLIC ROADWAY)

BAYLEAP DRIVE (PRIVATE ROADWAY)

HAMILTON ROAD (VARIES) (STATE ROUTE 317) (PUBLIC ROADWAY)

- LEGEND**
- CL Center Line
 - PL Property Line
 - R/W Right-of-Way
 - (D)(P) Deed or Plat
 - (M) Measured Value
 - [M] Monument Box

Plaza GRB Hamilton Road, LLC
 Pcl. No. 530-156578
 128.5 AC. (DEED)
 Inst. No. 200401210014610

BDB Development LLC
 Pcl. No. 530-286957
 0.732 AC. (DEED)
 Inst. No. 201909180121731

Quick Service Realco, LLC
 Pcl. No. 530-302568
 0.790 AC. (DEED)
 Inst. No. 202107160124960

0.204 AC.
8,904 SQ. FT.

N04°24'58"E 25.00'

S85°35'02"E 334.87'

Sanitary Sewer Easement
 Inst. No. 202103220051658
S87°01'22"E 20.29'

S02°59'03"W 25.52'

N85°35'02"W 355.80'

POC 0.204 Ac.
N85°35'02"W 29.61'

Metropolitan House LLC
 Pcl. No. 530-301423
 24.718 AC. (DEED)
 Inst. No. 202008200123281

ALDI Inc (OHIO)
 Pcl. No. 530-301562
 3.180 AC. (DEED)
 Inst. No. 202010190161962

PARCEL 1 Easement for Highway Purposes
 DB. 2526 Pg. 93
 3.27 AC.

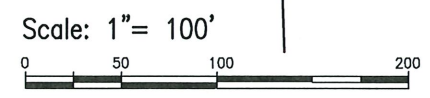
BASIS OF BEARINGS
 The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Real Time network. A portion of the centerline of Hamilton Road (S.R. 317) has an assumed bearing of **N04°14'14"E** and is designated as "basis of bearing" for this plat.



BY: Matthew Lee Sloat 7/1/22
 Matthew Lee Sloat, P.E., P.S.
 Registered Surveyor No. 8342

E. P. FERRIS AND ASSOCIATES INC
 Consulting Civil Engineers and Surveyors

880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com



Field survey was conducted on 02-15-2020.

DRWN BY CK CHK BY MLS DATE 6/30/22