



Formerly known as, P&L Systems, Inc

8415 Pulsar Place, Suite 300

Columbus, OH 43240

(614) 891-4970

0.023 ACRE PARCEL BOUNDARY DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, Township 1 North, Range 17 West, Quarter Township 4, United States Military Lands, and being a portion of an 8 foot wide unnamed Alley, as said Alley is delineated on a Record Plat thereof, on S.J. Woolley's Addition, Plat Book 4, Page 173, and also being a 0.023 acre parcel of land out of a 2.906 acre remainder parcel from an original 18.385 acre parcel conveyed to CRA-CO Investments, LLC, in Deed of Record, in Instrument Number 200101220013359, and as described as the 0.023 acre (exception) Alley parcel in the description of the 1.441 acre (remainder) tract of land as conveyed to BILDSTEN LAND HOLDINGS, LLC in the General Warranty Deed in Instrument Number 202301190006251, with all record references cited herein being of the Franklin County Recorder's Office, Columbus, Ohio, and being more particularly bounded and described as follows:

Beginning for reference at a three-quarters (3/4) inch iron pin found with no cap at the intersection of the northerly right-of-way line to Camden Avenue (50' R/W-P.B. 4, PG. 173) with the easterly right-of-way line (extended) of St. Clair Avenue (50' R/W-P.B. 4, PG. 173), and being on the westerly line of Lot Number 4 of said S.J. Woolley's Addition at an angle point in the southerly line of said 1.441 acre tract, and also referenced by a three-quarters (3/4) inch iron pin found with no cap at the southwesterly corner of said Lot Number 4 bearing S 03° 57' 47" W at a distance of 23.49 feet;

Thence N 03° 40' 47" E, crossing into said 18.385 acre parcel and said 1.441 tract along the original easterly right-of-way line of St. Clair Avenue (said avenue having been vacated by Columbus City Council, Ordinance 30263) and said westerly line of Lot Number 4, and along the westerly lines of Lot Numbers 3, 2, and 1 of said S. J. Woolley's Addition, a distance of 94.02 feet to a three-quarters (3/4) inch iron pin with yellow plastic cap stamped "PRIME CM & S" found at the northwesterly corner of said Lot Number 1 and the southwesterly corner of said 8 foot wide unnamed alley, and the true point of beginning of the parcel described herein;

Thence N 03° 40' 47" E, continuing across said 18.385 acre parcel along said original easterly right-of-way line of St. Clair Avenue, the westerly right-of-way line of said 8 foot wide unnamed Alley and an interior line of said 1.441 acre tract, a distance of 8.00 feet to a three-quarters (3/4) inch iron pin with yellow plastic cap stamped "PRIME CM & S" found at the northwesterly corner of said 8 foot wide unnamed alley, and on the northerly line of said S. J. Woolley's Addition;

Thence S 86° 35' 50" E, leaving said original easterly right-of-way line of St. Clair Avenue and said westerly right-of-way line of the 8 foot wide unnamed Alley, and continuing across said 18.385 acre parcel along the northerly right-of-way line of said 8 foot wide unnamed Alley, said northerly line of S. J. Woolley's Addition and an interior line of said 1.441 acre tract, a distance of 125.00 feet to a three-quarters (3/4) inch iron pin with yellow plastic cap stamped "PRIME CM & S" found at the intersection with the westerly right-of-way line (extended) of a 15 foot wide unnamed Alley (said alley having been vacated by Columbus City Council, Ordinance 438-48);

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Thence S 03° 40' 47" W, leaving said northerly right-of-way line of the 8 foot wide unnamed alley and said northerly line of S. J. Woolley's Addition, and continuing across said 18.385 acre parcel and crossing said 8 foot wide unnamed Alley along said westerly right-of-way line (extended) of the 15 foot unnamed Alley and an interior line of said 1.441 acre tract, a distance of 8.00 feet to a three-quarters (3/4) inch iron pin with yellow plastic cap stamped "PRIME CM & S" found at the northeasterly corner of said Lot Number 1;

Thence N 86° 35' 50" W, leaving said westerly right-of-way line (extended) of the 15 foot wide unnamed Alley, and continuing across said 18.385 acre parcel along the southerly right-of-way line of said 8 foot wide unnamed Alley, the northerly line of said Lot Number 1 and an interior line of said 1.441 acre tract, a distance of 125.00 feet to the true point of beginning of the parcel herein described, containing 0.023 acres of land, more or less, and being subject to all easements, restrictions, covenants and rights-of-way of record.

The bearings, as described herein, are based upon the bearing of the northerly right-of-way line of Camden Avenue, described as N 86° 35' 50" W, in a General Warranty deed conveyed to CRA-CO Investments, LLC, in Instrument Number 200101220013359, Franklin County Recorder's Office, Columbus, Ohio.

The "iron pins set", as described herein, are thirty (30) inches in length, three-quarters (3/4) inch inside diameter, hollow iron pipes with yellow plastic caps stamped "PRIME CM & S". The "iron pins found" are as noted herein.

This description was prepared in March of 2024 by PRIME CM & S, INC., from record information and an on-site survey of the premises conducted between March 2017 and March 2024.



PRIME CM & S, INC.

Dwight A. Tillis
Dwight A. Tillis,

Ohio Registered Professional Surveyor
Number 7807

3/28/24
Date



PRIME CM & S, INC.

8415 PULSAR PLACE, SUITE 300
COLUMBUS, OHIO 43240

PLAT OF SURVEY FOR 0.023 ACRE PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, TOWNSHIP 1 NORTH, RANGE 17 WEST, QUARTER TOWNSHIP 4, UNITED STATES MILITARY LANDS, AND BEING A PORTION OF AN 8 FOOT WIDE UNNAMED ALLEY, AS SAID ALLEY IS DELINEATED ON A RECORD PLAT THEREOF, ON S.J. WOOLLEY'S ADDITION, PLAT BOOK 4, PAGE 173, AND ALSO BEING A 0.023 ACRE PARCEL OF LAND OUT OF A 2.906 ACRE REMAINDER PARCEL FROM AN ORIGINAL 18.385 ACRE PARCEL CONVEYED TO CRA-CO INVESTMENTS, LLC, IN DEED OF RECORD, IN INSTRUMENT NUMBER 200101220013359, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

SITE REFERENCES:

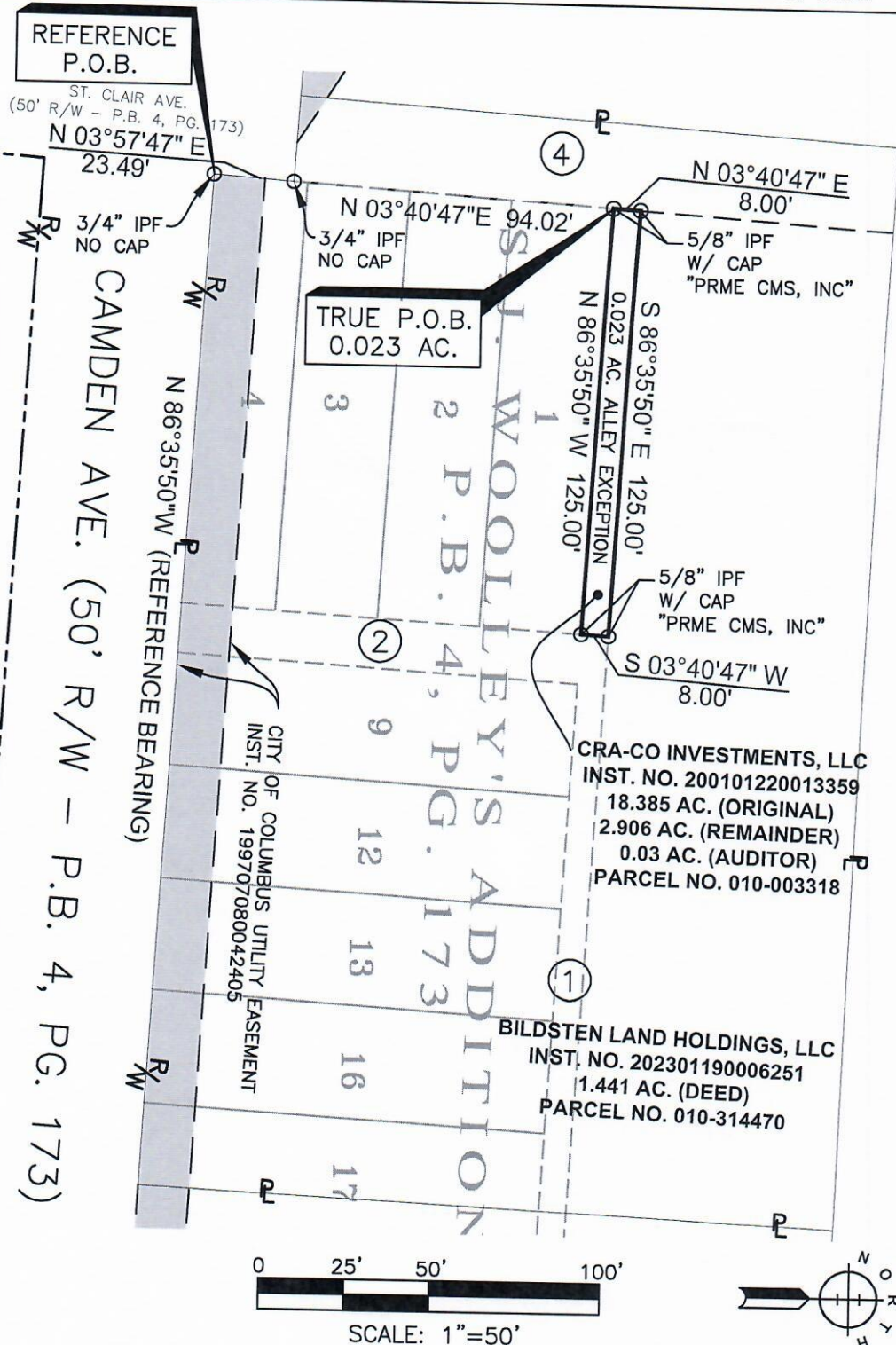
COUNTY DEED RECORDS
COUNTY PLAT RECORDS
COUNTY TAX/GIS MAPS
FIELD SURVEY :
MARCH 2017, FEBRUARY
2018, APRIL 2019,
MARCH 2024.

ROAD AND ALLEY
VACATIONS:

- 8' ALLEY BY ORD. NO. 438-48, ON 5-17-48.
- 15' ALLEY BY ORD. NO. 438-48.
- WOOLEY AVE. BY ORD. NO. 438-48.
- 50' ST. CLAIR AVE. BY ORD. NO. 30263, ON 7-16-17.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTHERLY RIGHT-OF-WAY LINE OF CAMDEN AVENUE, BEING N 86°35'50"W, AS INDICATED IN THE DEED TO CRA-CO INVESTMENTS, LLC. IN INSTRUMENT NUMBER 200101220013359, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



NOTES:

- THIS SITE IS LOCATED WITHIN FLOOD ZONE "X", AREA OF MINIMAL FLOODING PER FEMA FLOOD INSURANCE RATE MAP NO. 39049C 0326 K, EFFECTIVE DATE JUNE 17, 2008.
- IRON PINS SET ARE 30" LONG, 3/4" I.D., IRON PIPES WITH YELLOW PLASTIC CAPS STAMPED "PRIME CM & S."
- THE SUBJECT PARCEL IS LOCATED WITHIN THE "M", MANUFACTURER DISTRICT PER TITLE 33, CHAPTER 3363 OF THE COLUMBUS, OHIO CODE OF ORDINANCES.
- CURRENT LAND USE OF SUBJECT PARCEL: VACANT/UNDEVELOPED.

CERTIFICATION:

I, THE UNDERSIGNED HEREBY CERTIFY THAT PRIME CM & S, INC., PREPARED THIS PLAT FROM RECORD INFORMATION AND FROM A SURVEY OF THE LOT SPLIT PARCEL, AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Dwight A. Tillis
SIGNATURE

3/28/24
DATE