7509 E. MAIN ST SUITE 104 SURVEYING SERVICES, INC. J&J 614-866-9158 REYNOLDSBURG, OHIO 43068 JOHN7811@AMERITECH.NET SURVEY CITY OF COLUMBUS FRANKLIN CO., OHIO Situated in the State of Ohio, County of Franklin and in the City of Columbus, Being a part of a 10' wide Alley (Dutch Alley) of JAMES BRYDEN'S 2ND ADDITION, as the said lot is numbered and delineated upon the recorded plat thereof, of record in Deed Book 38, Page 0 20 40' GRAPHIC SCALE 275, Recorder's Office, Franklin County, Ohio. 1" = 30RPOB MNF <u>LIVINGSTON</u> S 86'59'47" E 167.76 (U.S. RT 33, 60' ≥ WIDE) 03.00'13" 30. S 86°59'47" E 10.00' S MNS R/WMNS TRUE POB 0.034 AC. Š CHARLIES CORNER II, LLC INSTRUMENT NO. 201707130095868 165.51 5 JAMES BRYDEN'S 2ND ADDITION D.B. 38, PG. 275 82 AREA BY SURVEY 0.038 AC. PARCEL III 1655 SQ. FT. LOT 603.28'08 JAMES BRYDEN'S 2ND ADDITION D.B. 38, PG. 275 > LOT 7 PARCEL IV 475 LIVINGSTON LLC INST.# 201801050002613 PARCEL 1 NOTES: STHIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS." MATE OF ONLY THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE JOHN OF DUTCH ALLEY AS BEING N 03°28'08" E. BASED ON GPS DUTCH ALLEY OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANS COORDINATE WETHERILL 7811 SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOW AS NAD83 (2011 ADJUSTMENT). TONAL SURIN 3/4" IRON PIPE FD 0.11' N, N 86°59'47" W 0.20' W 150.00' R/W 50.00' (MEAS.) BALL ALLEY (PLAT 15.5' WIDE) BLENKNER ST (COMMON NAME) 86.59'47" W 50 PARCEL 10.00 TWO R/W5. MNS <u>N 86'59'47" W</u> THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY 50.00' (MEAS.) MADE BY J & J SURVEYING SERVICES, INC. ON 08/17/2017, 3/4" IRON AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST PIPE FD 0.48' S, 3/4" IRON PÎPE FD OF OUR KNOWLEDGE. 0.11' W 0.13' W In W. Wetheil 03/12/2018 JOHN W. WETHERILL REG. SURV. 7811 DATE JOB # 17-062 alley