SURVEY OF ACREAGE PARCEL
LOCATED IN
SECTION 27, TOWNSHIP 12, RANGE 16
REFUGEE LANDS
TOWNSHIP OF MADISON, FRANKLIN COUNTY, OHIO

County of Franklin
1.841 Ac.
D.B. 3056, Pg. 383

Truro Township
Madison Township

Flood Zone AE

Flood Zone X
Area of 500-year flood

℄ REFUGEE ROAD

R/W

10' Columbus & Southern Ohio Electric Company Easement D.B 2880, Pg. 512

Billboard

14"N

100.58'

S81°54'12"E 364.60'

264.02'

N81°48'59"W 254.86'

14"N

N88°08'13"E 219.29'

3' Columbus & Southern Ohio Electric Company Easement D.B 2880, Pg. 500

30'

N08°12'05"E 30.00'

S81°47'55"E 554.12'

R/W

Columbus & Southern Ohio Electric Company Easement (Along south road line) D.B 2458, Pg. 114

0.53' Rt

30.82'

S00°19'32"W 195.09'

M & J Realty Condominium C.P.B. 37, Pg. 57

R/W

RPOB

Δ=15°47'34"
R=572.96'
ChB=S02°22'18"E
ChD=157.43'

Truro Cemetery

0.44'Rt
0.63'

101.07'

S81°47'55"E 295.04'

193.97'

19.81'

TPOB

18.73'

S05°31'30"W 251.25'

Shamrock Lane Development Co.
O.R. 14543H16

Billboard

800.00'

N08°05'50"E

Big Walnut Creek

Pond

41.869 Ac.

Donald L. Bowman et al
O.R. 10247E17

"Vacant Land"

Flood Zone AE

676
677
678
679
680
681
682
683

Qualstan East Subdivision
P.B. 3, Pg. 1 - 9

Δ=23°45'00"
R=477.47'
ChB=S17°24'00"W
ChD=196.51'

S. NOE-BIXBY ROAD

FCGS MON #5372

HATFIELD DRIVE

Flood Zone X
Area outside 500-year flood

Flood Zone X
Area of 500-year flood

258.05'

S29°16'30"W

FCGS MON #5370

255.57'

BENHAM DRIVE

S24°13'23"W

40'

31.12'

R/W

S81°54'10"E 250.00'

100.00'

273.18'

N06°30'47"W

Flood Way in Zone AE

Russell D. Eblin Sr.
O.R. 17078B06

100.00'

N82°06'14"W 1707.44'

Board of Education
D.B. 3418, Pg. 465

= MON. FND.
= I.P. FND.
= I.P. SET
= MAG. NAIL FND.
= MAG. NAIL SET
= R.R. SPK. FND.
= R.R. SPK. SET
= P.K. NAIL FND.

I.P.S Set are 13/16" I.D. Iron pipe W/ cap inscribed EMHT, INC.

100' 0 100' 200'

GRAPHIC SCALE
(IN FEET)

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone AE (Area in inundated by 100 year flood) and Zone X (Area outside of 500 year flood), Community Panel No. 39049C0290 G.

Note:
Zoning information was not made available to the undersigned as of the date of this survey.

CERTIFICATION: (Commitment No. HTA 6310)

To: M.H. Murphy Development Company, Park National Bank, Hummel Title and First American Title Insurance Company

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA /ACSM and NSPS in 1999", and includes items 1, 3, 4 & 13 of Table A "Optional Survey Responsibilities & Specification" thereof, and pursuant to the Accuracy Standards as adopted by ALTA, ACSM & NSPS in effect on the date of this certification.

BASIS OF BEARINGS: The bearings hereon are based on a portion of Noe Bixby Road being South 05°31'30" West sa shown on the subdivision entitled "Qualstan East" of record in Plat Book 3, Pages 1 through 9, Recorder's Office, Franklin County, Ohio.

LEGEND

- ☼ = Light pole
- = Utility Pole
- = Guy Pole
- = Telephone Pedestal
- = Storm Manhole
- = Catch Basin

STATE OF OHIO
CLARK E. WHITE 7868
REGISTERED PROFESSIONAL SURVEYOR

By _____ 1/29/02
Professional Surveyor No. 7868

Surveyed & Prepared
By
EVANS, MECHWART, HAMBLETON & TILTON INC.
CONSULTING ENGINEERS & SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
614/471-5150

SCALE: 1" = 100'
JANUARY 25, 2002
Revised
JANUARY 29, 2002

REFUGEE & NOE-BIXBY ROAD SITE/20011817.01

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