

PLAT of SURVEY for TWO 5.000 ACRE TRACTS and a REMAINDER for The Walter C. Parker Trust and the Heirs of Pauline M. Parker

In Virginia Military Survey 2670, Brown Township
FRANKLIN COUNTY, OHIO

PARCEL NUMBER(s): 120-000066-00

AREA SUMMARY:

Area in Property	37.195 AC. (37.197 acres by deed)
Area of Tract One	5.000 AC.
Area of Tract Two	5.000 AC.
Remaining Area	27.195 AC.

LOCATION: Located 4150 feet northeast of the intersection of Amity Road and Morris Road on the south side of Morris Road

ADDRESS: 8215 Morris Road
Hilliard, Ohio 43026

Name	Amount	Deed Reference
OWNER: Walter C. Parker Trust	36.115%	OR33610F15 OR33824D17
Patricia Kain, et al	63.885%	IN200901210008054 100.00%

50% was transferred to the Walter C. Parker Trust in OR33610F15
13.885% was transferred from the Trust to Pauline M. Parker in OR33824D17
and
50% plus 13.885% or 63.885 percent was transferred to Patricia Kain, et al, in
IN200901210008054.

PRIOR DEED REFERENCES: Instrument Number 200901210008054,
OR33824D17, OR33610F15, and Deed Book 1786, Page 597.

BASIS OF BEARING: N57°45'00"E, The Centerline of Morris Road as
described in OR33610F15.

BUILDING SETBACKS:

TYPE	DESCRIPTION	Franklin County Zoning Resolution Section
FRONT YARD	40' where ROW = 40' (Morris Road not in Thoroughfare Plan) (Added ROW was granted along Morris Road in D.B.946, Pg.508, but the Stream Setback is greater than the building setback in those areas.)	504.01
SIDE YARD	20' total, 8' min. one side, 10' shown	302.043
BACK YARD	20% Lot depth up to 50', 50' shown	302.044

The soils information and the location of the on-site sanitary disposal systems
shown on this plat are available on request from the surveyor.

ACCESS EASEMENT - An Access Easement, shown on this plat, shall be
created by deed over the 27.195 Acre Remainder for a driveway access for
TRACT TWO. Easement to provide for installation, maintenance, repair, and use
of a driveway, either paved or unpaved, for the *non-exclusive* use of TRACT
TWO.

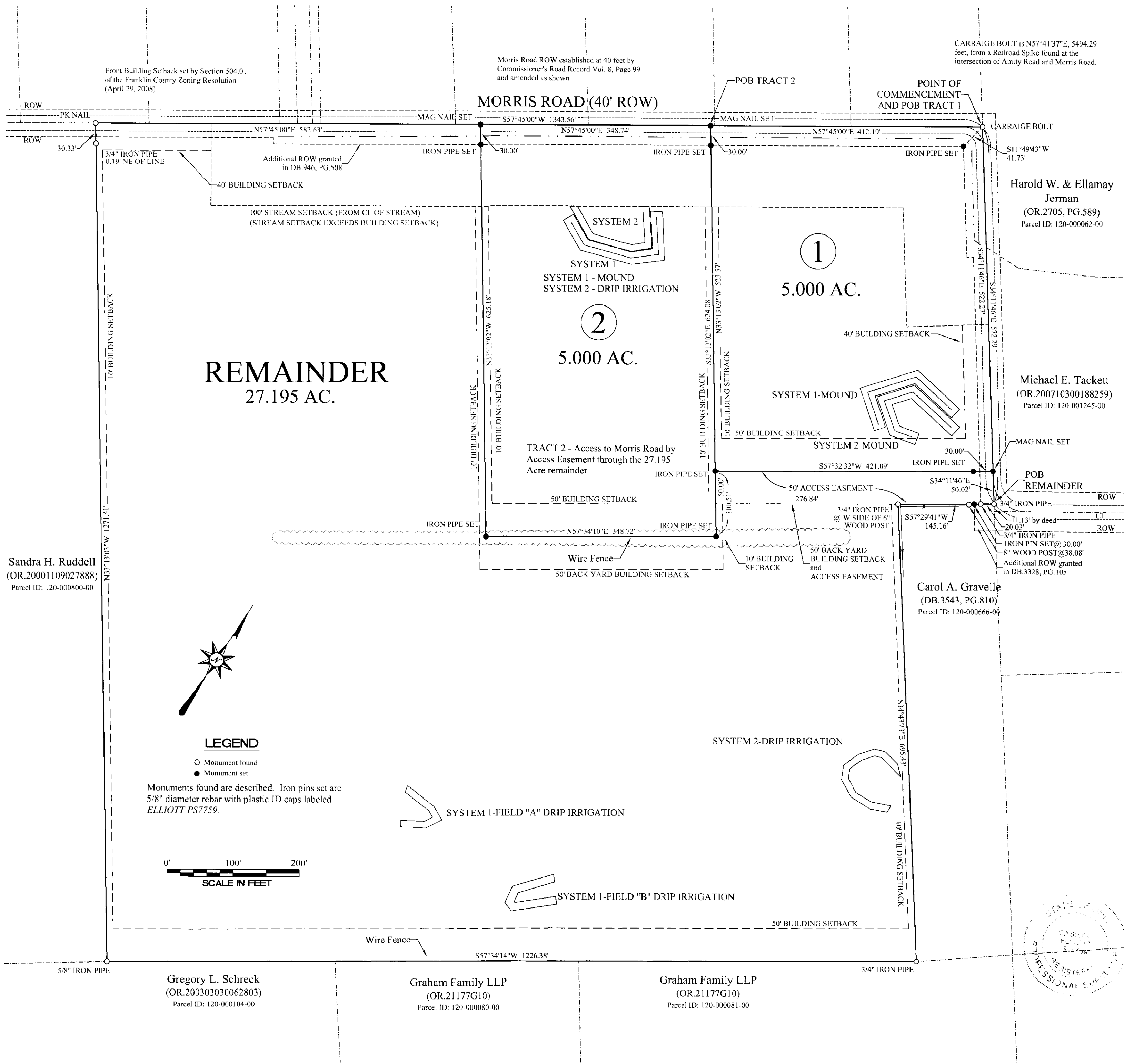
CERTIFICATION: I certify that this plat and the description developed
from it meets the MINIMUM STANDARDS FOR BOUNDARY
SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio
Administrative Code. This plat and the description were developed
from a field survey performed October 31, 2008.

Casey C. Elliott 11/20/09

Casey C. Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

RECEIVED

Franklin County Engineer
Dean C. Ringle, P.E., P.S.



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