2.310 ACRE SURVEY
FOR DUBLIN CITY SCHOOL DISTRICT

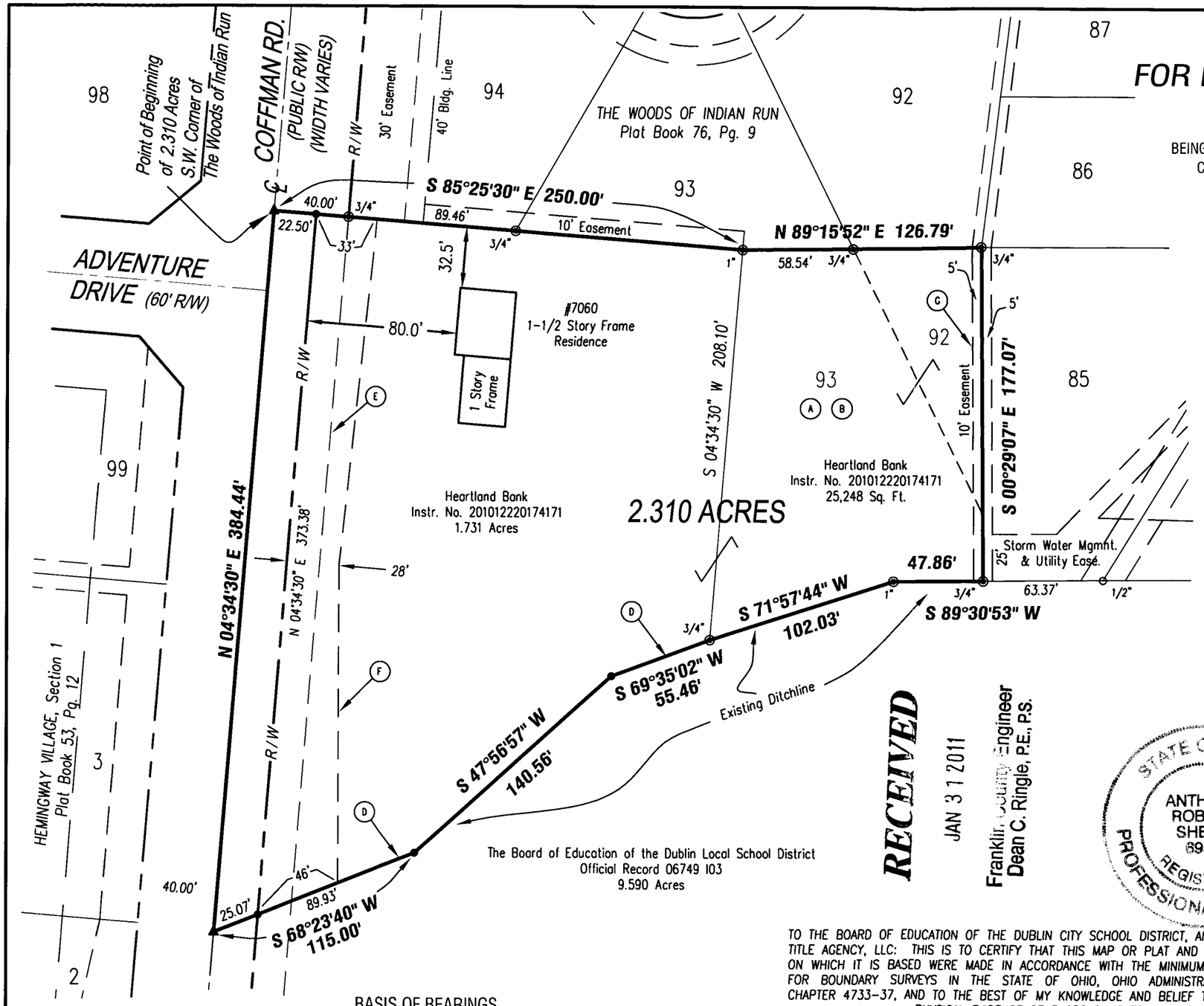
PART OF VIRGINIA MILITARY SURVEY NO. 2543
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BEING THE SUM OF A 1.731 ACRE PARCEL AND A 25,248 SQ. FT. PARCEL
CONVEYED TO HEARTLAND BANK, INSTR. NO. 201012220174171
SAID 25,248 SQ. FT. PARCEL CONSISTING OF PART OF
LOT NUMBERS 92 AND 93 OF
THE WOODS OF INDIAN RUN, PLAT BOOK 76, PAGE 9
PARCEL NUMBER 273-004526
7060 COFFMAN ROAD, DUBLIN, OHIO 43230

SANDS DECKER CPS
ENGINEERS • SURVEYORS

397 WEST FRONT ST
LOGAN, OH 43138
740-385-2140
FAX: 740-385-0491

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992
FAX: 614-459-6987
TOLL FREE: 866-277-0600

507 MAIN STREET, SUITE 203
ZANESVILLE, OH 43701
740-450-1640
FAX: 740-450-1641



● 3/4" IRON PIPE SET WITH CAP INSCRIBED "SANDS DECKER"
▲ MAG NAIL SET
O REBAR FOUND
◉ IRON PIPE FOUND

NORTH

GRAPHIC SCALE

1" = 100'

EASEMENTS of NOTE:

(A) Restrictions of record in Official Record 21335 F16 applies to the partial Lots 92 and 93. See record for details.

(B) Waiver and release of record in Official Record 21082 A01 waived and released the lot split restriction stated in Item A above with respect to Lots 82. 92 or 93. This allowed the creation of the 25,248 Sq. Ft. portion of this 2.310 acre property.

(C) Easement of record in Deed Volume 2581, Page 467 to Columbus and Southern Ohio Electric Company is south of the southern adjoining property (the 9.590 Acre Board of Education tract) and does not apply to this 2.310 acre tract.

(D) Easement of record in Deed Volume 3686, Page 690 granted easement to W.K. Dublin Investment Co. (Developer of Hemingway Village on the west side of Coffman Road), its successors and assigns, to deepen and widen the ditch along the entire south property line of the 1.731 acre tract, the right of ingress to and egress from said property for that purpose, along with the perpetual right to use said ditch for the transporting of surface water. This easement does affect this property. No width stated.

(E) Easement of record in Deed Volume 3746, Page 810 granted to Columbia Gas of Ohio, Inc. for gas pipeline to be laid within Forty (40) feet east of the centerline of Coffman Road. This easement does affect this property and is shown hereon.

(F) Easement of record in Official Record 13371 F07 granted a variable width easement to the City of Dublin for sanitary sewer purposes along the Coffman Road frontage of this property. This easement does affect this property and is shown hereon.

(G) Easement of record in Official Record 21339 C16 granted to Columbus Southern Power for power distribution and associated rights described in said Easement record. Easement lines are within The Woods of Indian Run subdivision and coincide with platted easements as shown hereon. This easement does affect this property.

(H) Easement of record in Official Record 34310 J10 is a Temporary Easement of variable width for the construction of Coffman Road improvements in the late 1990's. This temporary construction easement terminated 10 days after completion of the Project and does NOT have an affect on this property.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF COFFMAN ROAD AS N 04°34'30" E AS SHOWN ON THE PLAT OF THE WOODS OF INDIAN RUN, PLAT BOOK 76, PAGE 9, FRANKLIN COUNTY RECORDER'S OFFICE.

ALL IRON PINS SET ARE 3/4" IRON PIPES, 30 INCHES IN LENGTH WITH A YELLOW CAP STAMPED "SANDS DECKER."

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
or Dial 8-1-1

RECEIVED
JAN 31 2011
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

STATE OF OHIO
ANTHONY ROBERT SHECK
6954
REGISTERED PROFESSIONAL SURVEYOR

TO THE BOARD OF EDUCATION OF THE DUBLIN CITY SCHOOL DISTRICT, AND ALL OHIO TITLE AGENCY, LLC: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, OHIO ADMINISTRATIVE CODE, CHAPTER 4733-37, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE IS NO PHYSICAL EVIDENCE OF ENCROACHMENTS.

ANTHONY R. SHECK, P.S. #6954 — DATE 1-28-11

SDCPS PROJECT NO. 2379
Revised 01/27/11; 01/28/11

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project.
Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.