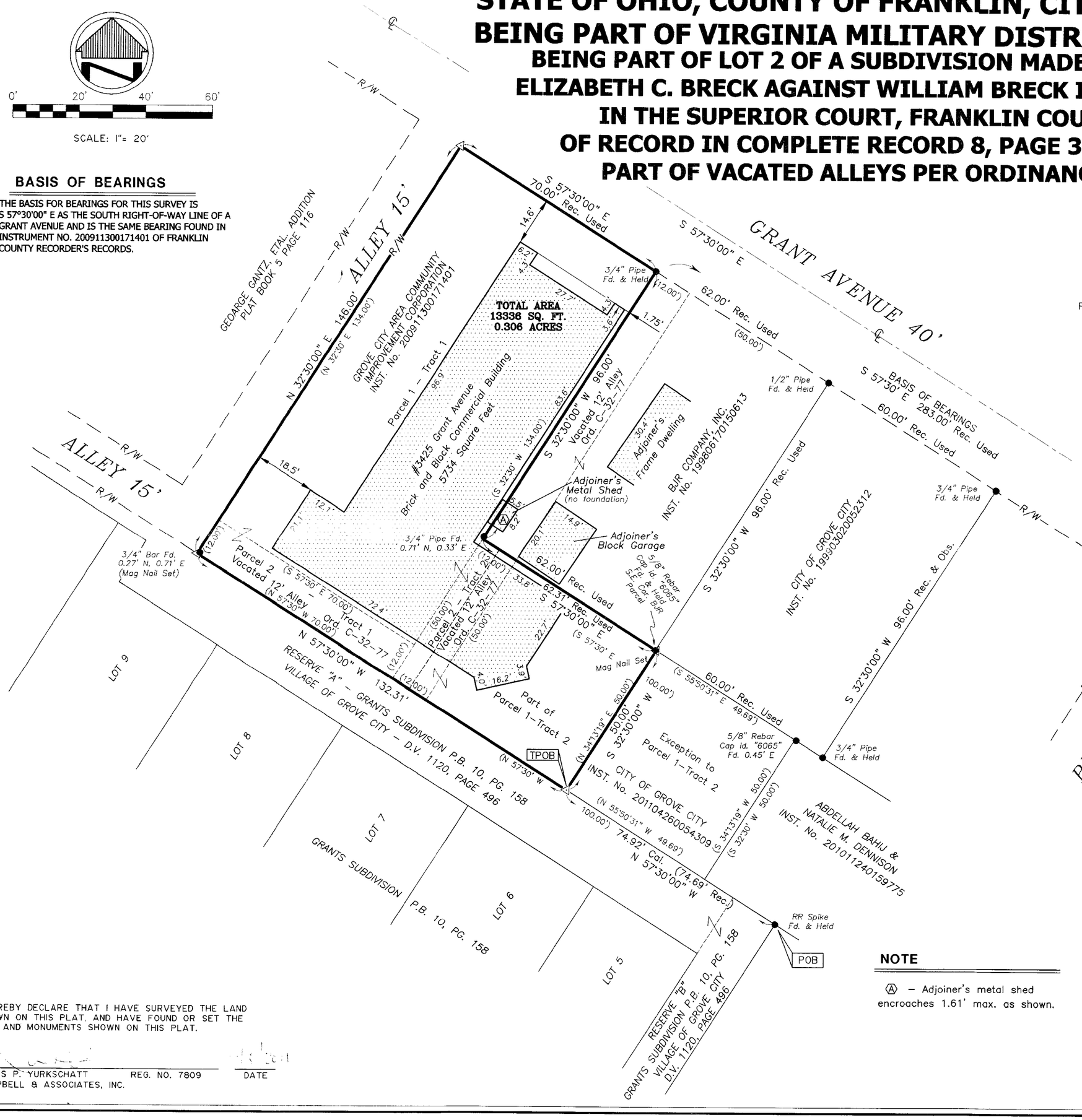
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
BEING PART OF VIRGINIA MILITARY DISTRICT SURVEY 1388
BEING PART OF LOT 2 OF A SUBDIVISION MADE IN THE CASE OF ELIZABETH C. BRECK AGAINST WILLIAM BRECK IN THE PARTITION IN THE SUPERIOR COURT, FRANKLIN COUNTY, OHIO OF RECORD IN COMPLETE RECORD 8, PAGE 394 AND BEING PART OF VACATED ALLEYS PER ORDINANCE C-32-77

0' 20' 40' 60'

SCALE: 1"= 20'

BASIS OF BEARINGS

THE BASIS FOR BEARINGS FOR THIS SURVEY IS S 57°30'00" E AS THE SOUTH RIGHT-OF-WAY LINE OF A GRANT AVENUE AND IS THE SAME BEARING FOUND IN INSTRUMENT NO. 200911300171401 OF FRANKLIN COUNTY RECORDER'S RECORDS.



AREAS

Survey consolidating Franklin County Parcel No.s 040–000237 and 040–000238

Parcel No. 040–000237 = 0.241 Acres
Parcel No. 040–000238 = 0.065 Acres

New Consolidated Parcel = 0.306 Acres

NOTE

Ⓐ – Adjoiner's metal shed encroaches 1.61' max. as shown.

LEGEND

- REC. - RECORD
- CAL. - CALCULATED
- OBS. - OBSERVED
- T.P.O.B. - TRUE PLACE OF BEGINNING
- P.O.B. - PLACE OF BEGINNING
- (XX°XX'XX" XX.XX') - RECORD BEARING & DISTANCE
- ℄ - CENTERLINE
- R/W - RIGHT-OF-WAY
- ● - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- O - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET
- △ - MAG NAIL SET

I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT.

JAMES P. YURKSCHATT REG. NO. 7809 DATE
CAMPBELL & ASSOCIATES, INC.

REVISIONS	DATE

Date: FEB. 2011
Drawn By: DLG
Checked By: JY
Field Book: MM/JC
Scale: 1"= 20'

CONSOLIDATION PLAT
3425 GRANT AVENUE
GROVE CITY, OHIO

CAMPBELL & ASSOCIATES, INC.
Surveying • Engineering
77 E. Wilson Bridge Rd., #205
Worthington, Ohio 43085
(614) 785–9340
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JOB NO. 20110170_CP

SHEET 1 OF 1