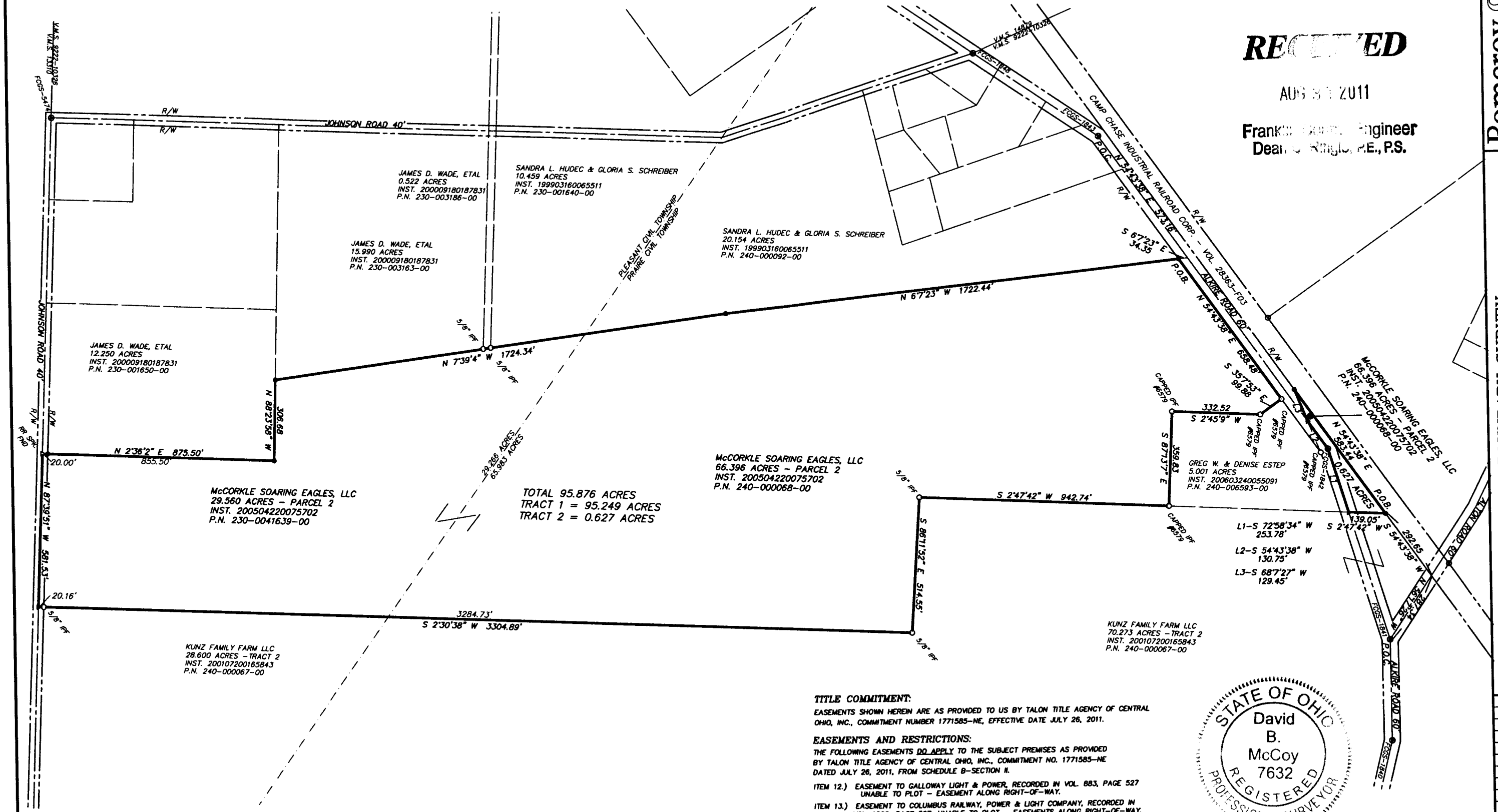
RECEIVED
AUG 31 2011
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

Pomeroy & Associates, Ltd.
Consulting Engineers & Surveyors
560 Scherers Court • Worthington, Ohio 43085
Phone (614)885-2486 • Fax (614)885-2988

PLAT OF BOUNDARY SURVEY
95.876 ACRES
PRAIRIE & PLEASANT TOWNSHIPS
FRANKLIN COUNTY, OHIO



TITLE COMMITMENT:

EASEMENTS SHOWN HEREIN ARE AS PROVIDED TO US BY TALON TITLE AGENCY OF CENTRAL OHIO, INC., COMMITMENT NUMBER 1771585-NE, EFFECTIVE DATE JULY 26, 2011.

EASEMENTS AND RESTRICTIONS:

THE FOLLOWING EASEMENTS DO APPLY TO THE SUBJECT PREMISES AS PROVIDED BY TALON TITLE AGENCY OF CENTRAL OHIO, INC., COMMITMENT NO. 1771585-NE DATED JULY 26, 2011, FROM SCHEDULE B-SECTION II.

ITEM 12.) EASEMENT TO GALLOWAY LIGHT & POWER, RECORDED IN VOL. 883, PAGE 527 UNABLE TO PLOT - EASEMENT ALONG RIGHT-OF-WAY.

ITEM 13.) EASEMENT TO COLUMBUS RAILWAY, POWER & LIGHT COMPANY, RECORDED IN VOL. 1000, PAGE 567. UNABLE TO PLOT - EASEMENTS ALONG RIGHT-OF-WAY.

ITEM 14.) EASEMENT TO AT?T FIBER OPTIC, RECORDED IN INSTRUMENT 200702270034128 UNABLE TO PLOT - ALONG RAILROAD RIGHT-OF-WAY.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND NORTH AMERICAN DATUM OF 1983 (NSRS 2007), AS ESTABLISHED FROM A GPS SURVEY PERFORMED BY THE FRANKLIN COUNTY ENGINEER'S SURVEY DEPARTMENT IN 2009. (NORTH 54° 43' 38" EAST FOR THE CENTERLINE OF ALKIRE ROAD)

LEGEND

- ○ = IRON PIN FOUND
- ● = 5/8" REBAR SET WITH A PLASTIC CAP STAMPED "POMEROY & ASSOC."
- ◆ = REBAR FOUND
- ◉ = MONUMENT FOUND
- △ = RAILROAD SPIKE FOUND
- ▲ = MAG NAIL SET

1"=180'
180 90 0 180 360

STATE OF OHIO
David B. McCoy
7632
REGISTERED PROFESSIONAL SURVEYOR

SURVEYOR'S CERTIFICATION:

THIS PLAT IS BASED ON THE RESULTS OF A FIELD SURVEY PERFORMED BY POMEROY & ASSOCIATES, LTD. IN AUGUST OF 2011 AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF IS CORRECT.

David B. McCoy 8/29/2011
DAVID B. MCCOY, REGISTERED SURVEYOR #7632 DATE

REVISIONS

JOB NO.	2207
DRAWN BY	DBM
DESIGN BY	DBM
CHECKED BY	SJH

SHEET 1 OF 1