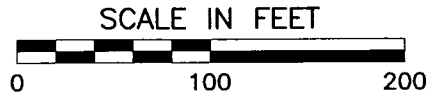


NORTH



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, AND BEING PART OF VIRGINIA MILITARY SURVEY NO. 3004 AND BEING ALL OUT OF AN 11.816 ACRE TRACT AS CONVEYED TO AVERY LAKE INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY IN INSTRUMENT #200703140045196.

RECEIVED

MAR 07 2013

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

VILLAGE OF DUBLIN, OHIO
0.134 ACRES
D.B. 3750, PG. 567

CITY OF DUBLIN, OHIO
0.048 ACRES PARCEL 6WD
INST. 199712050160795

CITY OF DUBLIN, OHIO
0.070 ACRES
CASE NO. 97CVH-11-10350

VILLAGE OF DUBLIN, OHIO
0.286 ACRES
D.B. 3648, PG. 33

CITY OF DUBLIN, OHIO
0.155 ACRES PARCEL 5WD
INST. 199712050160794

VILLAGE OF DUBLIN, OHIO
0.132 ACRES
O.R. 115, J11

P.O.R.
FOR ALL
TRACTS

STATE OF OHIO
0.819 ACRES PARCEL 11WD
D.B. 2797, PG. 641

FRANKLIN COUNTY
0.855 ACRES
D.B. 2103, PG. 291

MONUMENTATION SET

ALL PINS SET ARE A #5 REBAR WITH A YELLOW CAP STAMPED "CEC COR".

BASIS OF BEARINGS, DISTANCES & COORDINATES

THE BASIS OF BEARINGS FOR THE PURPOSE OF THIS SURVEY ARE BASED ON A BEARING OF N 85°36'06" E WAS USED FOR THE CENTERLINE OF SHEIR-RINGS ROAD AS SHOWN AND RECORDED IN INSTRUMENT #200703140045196 OF THE FRANKLIN COUNTY RECORDER'S OFFICE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 06°02'50" E	14.92'
L2	S 05°22'07" E	16.74'
L3	N 85°36'06" E	117.63'
L4	S 04°23'54" E	7.00'
L5	S 85°36'06" W	117.63'
L6	N 04°23'54" W	7.00'
L7	S 79°35'34" E	58.37'
L8	S 79°35'34" E	8.97'
L9	S 86°09'13" W	5.05'
L10	S 04°05'25" E	22.79'
L11	S 04°23'54" E	35.08'
L12	S 01°15'27" W	97.98'

LEGEND

- CEC REBAR (SET)
- ⊙ FOUND 3/4" IRON PIPE
- ▲ MAG NAIL (SET)
- FRANKLIN COUNTY MONUMENT

EASEMENT FOR
HIGHWAY PURPOSES
PART OF 0.72 ACRES
D.B. 1089, PG. 345

P.O.B.
FOR 6.017
ACRE TRACT

ASPHALT

EASEMENT "A"
0.019 ACRES

P.O.B.
FOR 0.019
ACRE EASEMENT

PARCEL "A"
0.311 ACRES

P.O.B.
FOR 0.311
ACRE TRACT

P.O.B.
FOR 5.489
ACRE TRACT

AVERY LAKE INVESTMENTS, LLC
INST. #200703140045196
11.816 ACRES

PARCEL "B"
6.017 ACRES

PARCEL "C"
5.489 ACRES

CITY OF DUBLIN, OHIO
0.0004 ACRES
O.R. 32599 H06

CITY OF DUBLIN, OHIO
0.028 ACRES
O.R. 32599 H11

CITY OF DUBLIN, OHIO
0.095 ACRES
O.R. 34951 C13

CITY OF DUBLIN, OHIO
0.003 ACRES PARCEL 4WD
INST. 199804170091945

CITY OF DUBLIN, OHIO
15.689 ACRES
INST. 199709170095760 &
NST. 199709170095761

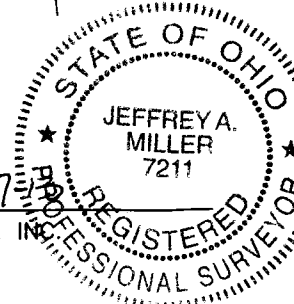
WESTDALE PROPERTIES, LLC
2.593 ACRES
INST. 200412270290247

HARRIS-MAREK CO. LTD.
0.437 ACRES
INST. 200807140107466

BOUNDARY SURVEY NOTE

THIS PLAT CONSTITUTES A BOUNDARY SURVEY AS SET FORTH IN THE MINIMUM STANDARDS FOR BOUNDARY SURVEYING IN THE STATE OF OHIO, ADMINISTRATIVE CODE CHAPTER 4733-37 AND PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF OHIO PURSUANT TO CHAPTER 4733.S. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
JEFFREY A. MILLER REGISTERED LAND
SURVEYOR NO. S-7211



CEC
Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 - Columbus, OH 43240
614-540-6633 · 888-598-6808
www.cecinc.com

5.489 ACRE TRACT, 6.017 ACRE TRACT,
0.311 ACRE TRACT AND 0.019 ACRE EASEMENT
AVERY LAKE INVESTMENT, INC.
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

LOT SPLIT SURVEY

DRAWN BY: KJB	CHECKED BY: JAM	APPROVED BY: JAM	DRAWING NO.: 1/1
DATE: FEBRUARY 2013	DWG SCALE: 1" = 100'	PROJECT NO: 122-078	

P:\2012\122-078\Survey\122-078 Latsplit.dwg[LAYOUT] LS:(3/6/2013 - Kbinkey) - LP: 3/7/2013 10:20 AM