

STATE OF OHIO, COUNTY OF FRANKLIN,
TOWNSHIP OF JACKSON

Part of Virginia Military Survey 6115
Part of Lot 6 of Huffman Lands (Plat Book 1, Page 260)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 04°16'56" E FOR THE WEST PROPERTY LINE AS SHOWN ON THE PLAT FOR GRANT RUN ESTATES SEC.4 PT.2.

PERTINENT DOCUMENTS

-Tax maps and deeds of record
-Grant Run Estates Subd. Plats
-SURVEYS
Myers Surveying 12/2012
Hanvey 4/1975
Haines 9/2010

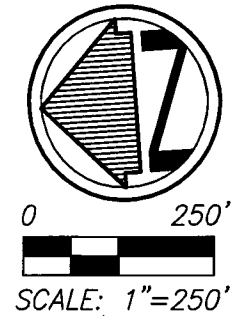
- ① Mildred A Christian, Tr.
Instr.201011100151228
- ② David & Kayla Spellman
Instr.200209200235280
- ③ J. Joseph Parsley
Ann Marie Garland
Instr.201410070132556
- ④ Michael H & Nancy L Gosztyla
Instr.200306270196007

PARENT:
23.026 ACRES
1003013 SQ. FT.

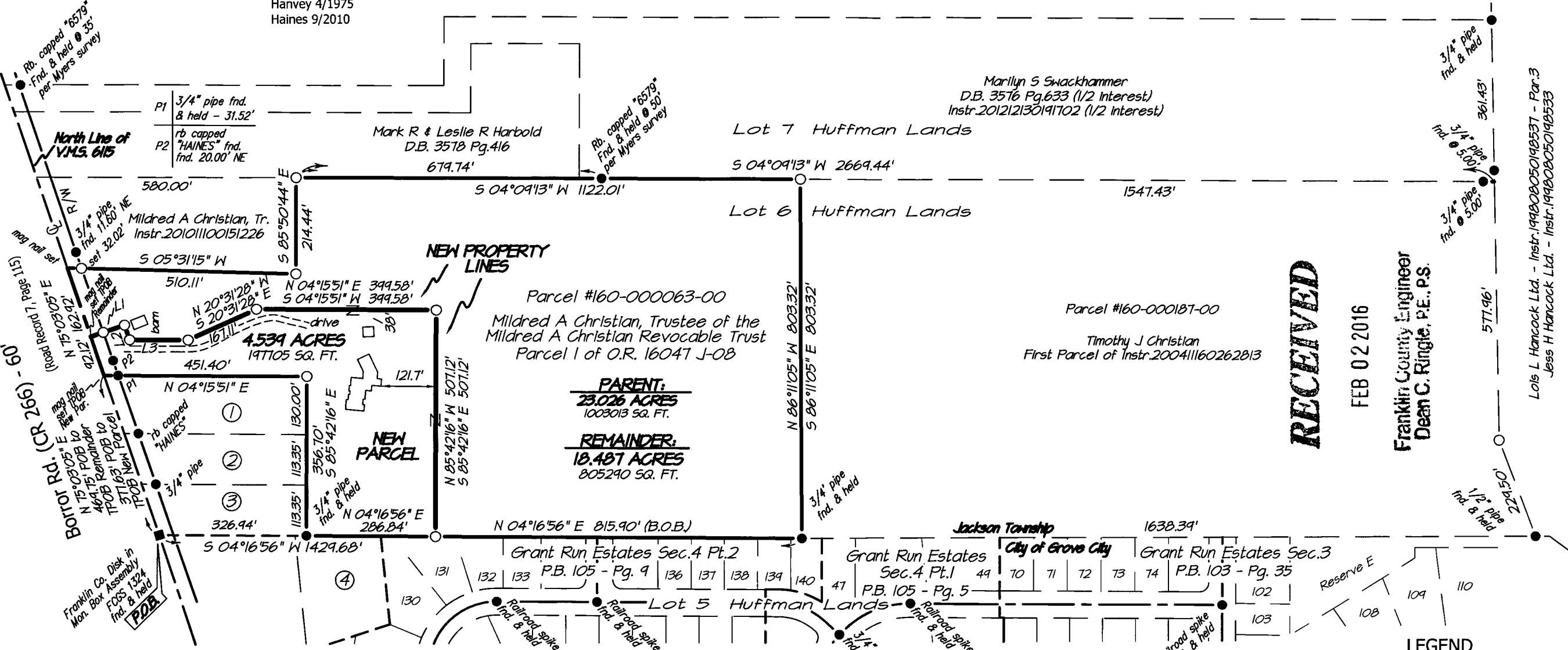
NEW PARCEL:
4.534 ACRES
197105 SQ. FT.

REMAINDER:
18.487 ACRES
805290 SQ. FT.

L1	N 14°56'55" W S 14°56'55" E 80.00'
L2	N 75°03'05" E S 75°03'05" W 35.00'
L3	N 04°15'51" E S 04°15'51" W 130.28'



DATE: Nov 2015
BY: mlc
SCALE: 1"=250'
Revised: 1/27/2016
altered frontage to meet
Grove City zoning standards



RECEIVED

FEB 02 2016

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

Lola L Hancock Ltd. - Instr.199808050198537 - Par.3
Jess H Hancock Ltd. - Instr.199808050198533

PROPERTY SPLIT
Property Address: 1421 Borrer Road
Grove City, Ohio 43123

NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.



Matthew L. Campbell
MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.
REG. NO. 8546

1-29-16
DATE

- LEGEND**
- T.P.O.B. - TRUE PLACE OF BEGINNING
 - P.O.B. - PLACE OF BEGINNING
 - rec. - RECORD DISTANCE OR ANGLE
 - calc. - CALCULATED DISTANCE OR ANGLE
 - obs. - OBSERVED DISTANCE OR ANGLE
 - - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
 - - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A TO BE SET



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Land Surveying

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JOB NO.
C0130502BNDY
SHEET 1 OF 1