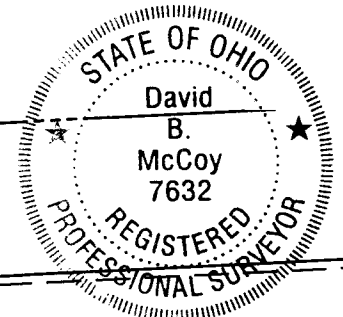


PLAT OF SURVEY
FOR BALLANTRAE WOODS L.L.C.
 AS RECORDED IN INSTR NO 20160706060086700
 BEING PART OF BALLANTRAE WOODS
 PLAT BOOK 121, PG 79
 VIRGINIA MILITARY SURVEY NO 6953
 CITY OF DUBLIN, FRANKLIN COUNTY
 STATE OF OHIO

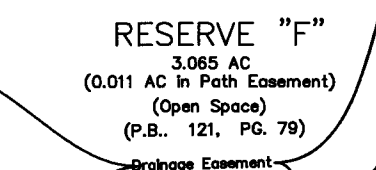
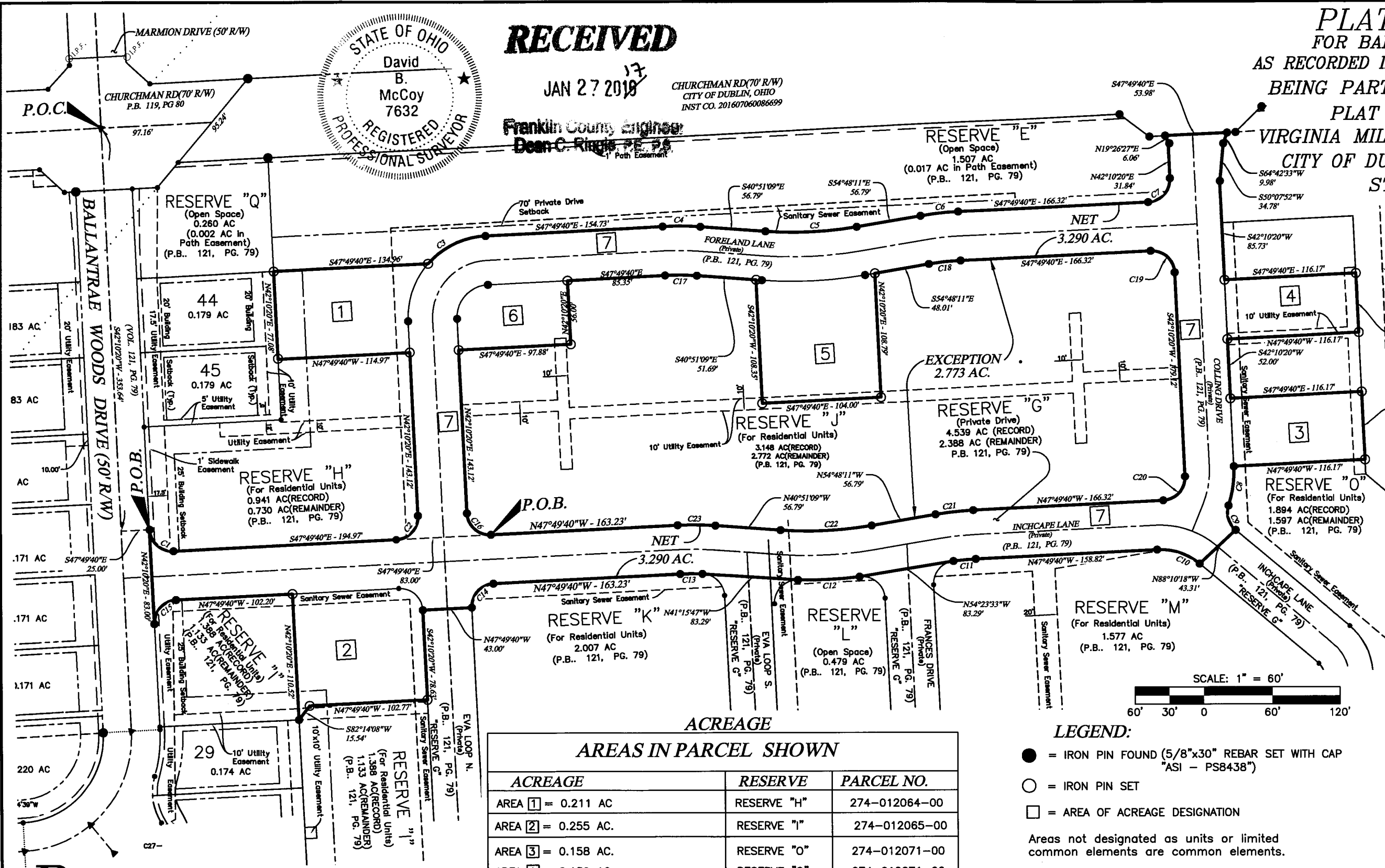


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JAN 27 2018

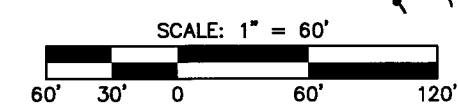
CHURCHMAN RD(70' R/W)
 CITY OF DUBLIN, OHIO
 INST CO. 201607060086699

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



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	31.42'	20.00'	90°00'00"	28.28'	S02°49'40"E
C2	31.42'	20.00'	90°00'00"	28.28'	N87°10'20"E
C3	57.52'	71.50'	46°05'44"	55.98'	S70°52'32"E
C4	33.03'	271.50'	06°58'31"	33.03'	S44°20'24"E
C5	79.98'	328.50'	13°57'02"	79.79'	S47°49'40"E
C6	33.03'	271.50'	06°58'31"	33.03'	N51°18'56"W
C7	31.42'	20.00'	90°00'00"	28.28'	N87°10'20"E
C8	34.97'	96.50'	20°45'46"	34.78'	S52°33'13"W
C9	23.73'	20.00'	67°58'40"	22.36'	S28°56'45"W
C10	39.95'	53.50'	42°47'05"	39.03'	N26°26'07"W
C11	19.51'	228.50'	04°53'32"	19.50'	N50°16'26"W
C12	54.04'	371.50'	08°20'06"	54.00'	N47°49'40"W
C13	19.52'	135.79'	08°14'14"	19.50'	N45°22'54"W
C14	31.42'	20.00'	90°00'00"	28.28'	S87°10'20"W
C15	31.42'	20.00'	90°00'00"	28.28'	S87°10'20"W
C16	31.42'	20.00'	90°00'00"	28.28'	N02°49'40"W
C17	27.82'	228.50'	06°58'31"	27.80'	S44°20'24"E
C18	27.82'	228.50'	06°58'31"	27.80'	S51°18'56"E
C19	31.42'	20.00'	90°00'00"	28.28'	S02°49'40"E
C20	31.42'	20.00'	90°00'00"	28.28'	S87°10'20"W
C21	33.03'	271.50'	06°58'31"	33.03'	N51°18'56"W
C22	79.98'	328.50'	13°57'02"	79.79'	N47°49'40"W
C23	33.03'	271.50'	06°58'31"	33.03'	N44°20'24"W



LEGEND:
 ● = IRON PIN FOUND (5/8"x30" REBAR SET WITH CAP "ASI - PS8438")
 ○ = IRON PIN SET
 □ = AREA OF ACREAGE DESIGNATION
 Areas not designated as units or limited common elements are common elements.
 All iron pin set are 5/8" rebar with a yellow plastic cap stamped "POMEROY & ASSOC."

ACREAGE AREAS IN PARCEL SHOWN

ACREAGE	RESERVE	PARCEL NO.
AREA 1 = 0.211 AC	RESERVE "H"	274-012064-00
AREA 2 = 0.255 AC.	RESERVE "I"	274-012065-00
AREA 3 = 0.158 AC.	RESERVE "O"	274-012071-00
AREA 4 = 0.139 AC.	RESERVE "O"	274-012071-00
AREA 5 = 0.254 AC.	RESERVE "J"	274-012066-00
AREA 6 = 0.122 AC	RESERVE "J"	274-012066-00
AREA IN PRIVATE DRIVE 7 = 2.151 AC.	RESERVE "G"	274-012063-00

TOTAL ACREAGE = 6.062 AC.
 EXCEPTION ACREAGE = 2.773 AC.
 NET ACREAGE = 3.290 AC

BASIS OF BEARINGS:
 BEARING IS BASED ON THE BEARING OF NORTH 42°10'20" EAST FOR THE CENTERLINE OF BALLANTRAE WOODS AS SHOWN AND DELINEATED ON THE RECORD PLAT OF THE DEDICATION OF BALLANTRAE DRIVE, AS RECORD IN PLAT BOOK 121, PG 79.

SURVEYOR'S CERTIFICATION:
 WE HEREBY CERTIFY THAT THE ABOVE SURVEY WAS PREPARED FROM INSTRUMENTS OF RECORD AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF IS CORRECT.

POMEROY & ASSOCIATES, LTD.
 By *D.B. McCoy* 1/20/2018
 DAVID B. MCCOY, REGISTERED SURVEYOR #7632

Pomeroy & Associates Ltd.
 Consulting Engineers & Surveyors

2550 Corporate Exchange Dr. Suite 10 • Columbus, Ohio 43231
 Phone (614)885-2498 • Fax (614)885-2886

Order No. BALLANTRAE WOODS