



# DLZ

DLZ OHIO, INC.  
6121 HUNTLEY ROAD COLUMBUS, OH 43229  
PHONE (614) 888-0040

**LOT SPLIT OF 4.363 ACRE PARENT TRACT**  
LOCATED IN THE STATE OF OHIO, COUNTY OF  
FRANKLIN, CITY OF CANAL WINCHESTER,  
SOUTHEAST QUARTER OF SECTION 24,  
TOWNSHIP 11 NORTH, RANGE 21 WEST

**RECEIVED**

FEB 27 2017

US-33 (FRA-33-(26.21-30.13))

FRANK R. SCHIRM (FEE)  
DB 1314, PG 264 (1/2 INTEREST)  
DB 2325, PG 330 (1/2 INTEREST)  
STATE OF OHIO (ROW EASEMENT)  
PARCEL 81-LA  
DB 2370, PG 527  
PPN: 184-001952

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

CANAL WINCHESTER  
DUCHESS, LLC  
IN 201603040026283  
PPN: 184-000957  
2.677 ACRES

S81°39'56"E  
53.12'

S87°43'13"E  
227.32'

S87°43'13"E  
228.22'

N68°28'48"W  
0.05' FROM  
CORNER

**PARENT TRACT**  
**ALDI INC.**  
IN 201610200143787  
4.360 ACRES (CALCULATED)  
4.363 ACRES (DEED/AUDITOR)  
PPN: 184-001316

PROPOSED LOT  
DIVISION LINE

2.315 ACRES

2.045 ACRES

STATE SAVINGS BANK  
OR 29529, PG G10  
PPN: 184-001949  
1.418 ACRES

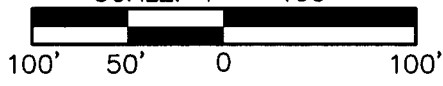
50' WIDE  
SEPTIC SYSTEM AREA  
OR 29529, PG G10

S04°23'25"W  
0.20' FROM  
CORNER

ROBERT WOOD  
OR 30958, PG D16

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SCALE: 1" = 100'

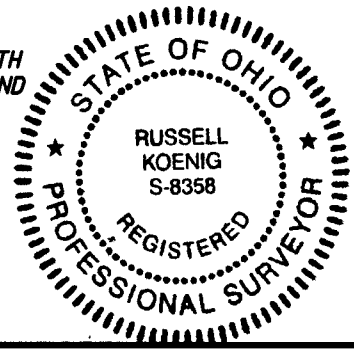


**BASIS OF BEARINGS**  
BEARINGS ARE BASED ON THE OHIO STATE PLANE  
COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), WITH  
TIES TO FRANKLIN COUNTY MONUMENTS FCGS 3326 AND  
FCGS 2270 RESET HAVING A RELATIVE BEARING OF  
SOUTH 04 DEGREES 19 MINUTES 53 SECONDS WEST.

**I HEREBY CERTIFY THAT:**  
THE FOREGOING DRAWING REPRESENTS THE RESULTS  
OF AN ACTUAL FIELD SURVEY OF THE PREMISES  
PERFORMED UNDER MY RESPONSIBLE SUPERVISION  
AND THAT THE SAID DRAWING IS CORRECT TO THE  
BEST OF MY KNOWLEDGE AND BELIEF.

POB

POC



**LEGEND**

- MONUMENT BOX FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN WITH CAP FOUND
- IRON PIN SET (5/8" WITH CAP)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

DRAWN:	CHK'D:	PROJECT NUMBER:
TPS	RAK	1621-6003-00

BY: Russell Koenig  
RUSSELL KOENIG, P.S. 8358

02-24-2017  
DATE