



RIGHT OF WAY PARCEL 1-WD
LOT NO. 12, SUBDIVISION OF M. L. SULLIVANTS
VIRGINIA MILITARY SURVEY NO. 3315
TOWNSHIP OF FRANKLIN, COUNTY OF FRANKLIN, STATE OF OHIO

DATE: JANUARY 25, 2017

3233: E-PLAN

SCALE: 1"=30'

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VMS #3315 IN FRANKLIN TOWNSHIP, BEING PART OF LOT 12, SUBDIVISION OF M. L. SULLIVANTS AS DESCRIBED IN PLAT BOOK 11, PAGE 22.

BROAD STREET (R/W VARIES)

BENEDICT JENNY
DB 91 PG 292

STATE OF OHIO
5.0 FT ROW
EASEMENT
DB 1375 PG 567

STATE OF OHIO
5.0 FT ROW EASEMENT
DB 1475 PG 286

MICHAEL DERRER
DB 96 PG 270

POINT OF COMMENCEMENT
S3°41'32"E 5.00'

POINT OF BEGINNING

PARCEL 1-WD
0.0090 AC. (392.7 S.F.)

| CURVE TABLE | | | | | |
|-------------|-----------|--------|--------|-------------|-----------|
| CURVE | DELTA | LENGTH | RADIUS | CHORD | CH LENGTH |
| C1 | 12°25'45" | 11.53 | 53.13 | S87°25'44"E | 11.50 |
| C2 | 6°03'17" | 5.61 | 53.13 | S78°11'04"E | 5.61 |
| C3 | 41°33'31" | 17.46 | 24.07 | S57°00'03"E | 17.08 |
| C4 | 32°08'07" | 19.63 | 35.00 | S16°45'57"E | 19.37 |
| C5 | 12°04'21" | 7.37 | 35.00 | S5°20'16"W | 7.36 |
| C6 | 79°57'41" | 41.87 | 30.00 | N41°13'03"W | 38.55 |

CONSTRUCTION
LIMITS AT R/W

FIRST B REALTY, LP
IN 199712300178214
R/W PARCEL 100 AND
100-LA AS APPROPRIATED
BY THE FRANKLIN COUNTY
COMMISSIONERS ON FILE IN
ROAD RECORD 20 PG 35

HATFIELD ENTERPRISES LLC
3545 WEST BROAD STREET
PCL. NO. 140-002683-00
IN 200904010045678

RECEIVED

JAN 27 2018 17

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

PROP. TEMPORARY
CONSTRUCTION EASEMENT
SEE EXHIBIT "B"
0.0129 AC. (562.8 S.F.)

PAMELA JANE CAHALL
50 VOLNEY AVENUE
PCL. NO. 140-002945-00
IN 201104150049672

NOTES

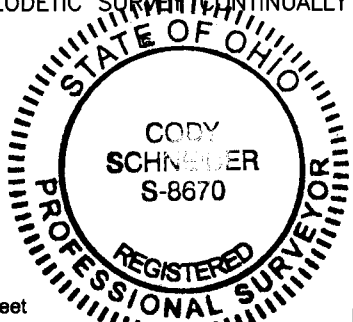
THERE ARE NO FRANKLIN COUNTY HORIZONTAL CONTROL MONUMENTS LOCATED WITHIN 1/2 MILE OF THIS SURVEY.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2007). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS FROM NATIONAL GEODETIC SURVEY CONTROL STATION FRANK 52 AND NATIONAL GEODETIC SURVEY CONTROL STATION COLUMBUS CORS ARP.

LEGEND

- IRON PIN SET
- RIGHT-OF-WAY CENTERLINE
- EX LA LIMITED ACCESS RIGHT-OF-WAY
- P PROPERTY LINE
- R/W RIGHT-OF-WAY
- [Hatched Box] TEMPORARY CONSTRUCTION EASEMENT
- [Dotted Box] PARCEL 1-WD



BY: *Cody Schneider* 1/26/2017

CODY SCHNEIDER, P.S.
REGISTERED SURVEYOR NO. 8670

