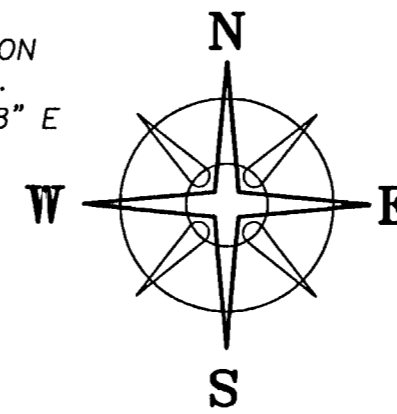


BEARINGS ARE BASED ON A GPS OBSERVATION ON 03/16/16, WGS 1984 GEODETIC NORTH. CENTERLINE OF FEDER ROAD IS S 85° 58' 08" E BETWEEN FCGS 1777 & FCGS 1771

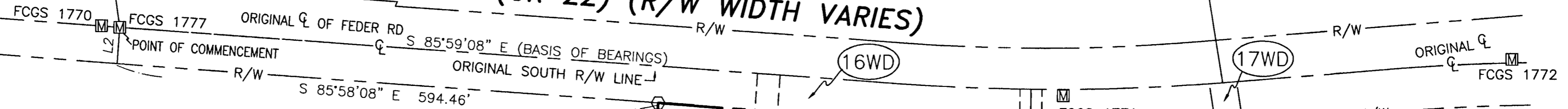


**ADJOINER DEED REFERENCE**

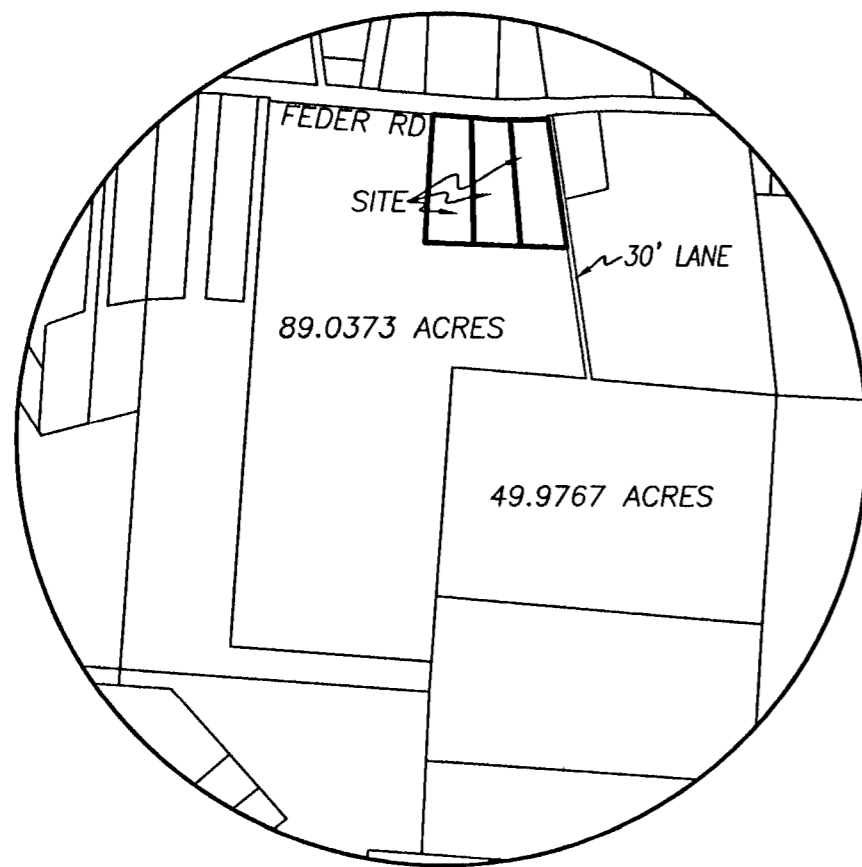
- (16WD) FRANKLIN COUNTY COMMISSIONERS OR 642 PG G16 - 1.9627 ACRES PARCEL 16WD
- (17WD) FRANKLIN COUNTY COMMISSIONERS OR 128 PG D12 - 0.0233 ACRES PARCEL 17WD

JONES ROAD  
(CR 36) (40' R/W)

FEDER ROAD (CR 22) (R/W WIDTH VARIES)



**LOCATION MAP**  
NOT TO SCALE



**DEED REFERENCE**  
PHILLIP A GIBSON, TRUSTEE  
INSTRUMENT No. 201007210092724  
PARCEL TWO  
(A) 89.0373 ACRES  
91.000 ORIG. ACRES W/ 1.9627 ACRE EXCEPTION  
PARCEL No. 241-000645-00

**NOTES**

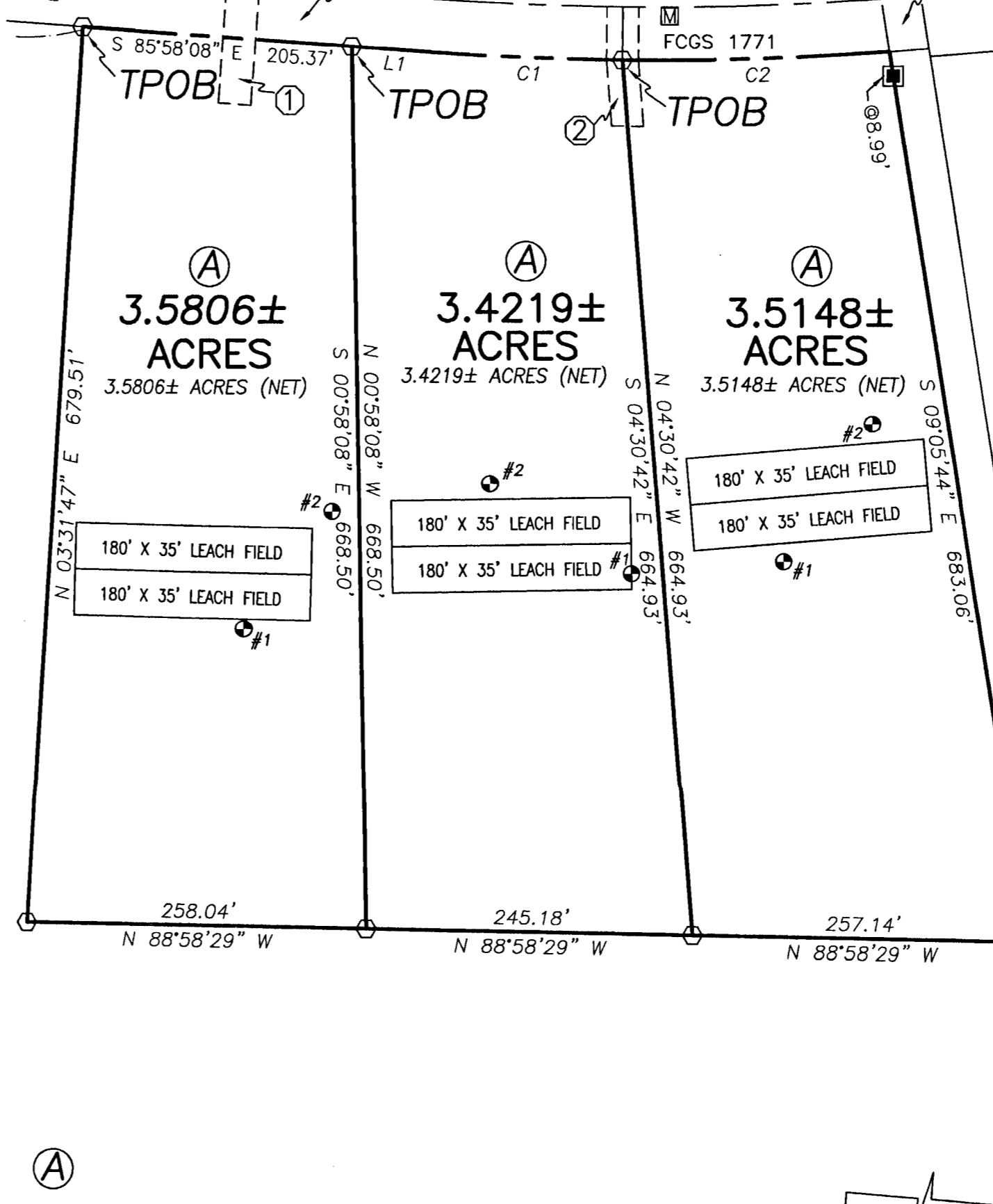
**DRIVEWAY PLACEMENTS**

- ① TRACT 1 WILL HAVE SINGLE ACCESS TO FEDER ROAD NO LESS THAN 250 FEET FROM ADJACENT DRIVE
- ② 24' WIDE WITH 10' RADIUS FLARES SHARED DRIVEWAY ACCESS TO FEDER ROAD BETWEEN TRACTS 2 & 3

**LINE & CURVE TABLES**

LINE	BEARING	DISTANCE
L1	S 85°58'08" E	60.23'
L2	S 04°01'52" W	40.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2331.83'	144.19'	144.16'	S 87°44'25" E	3°32'34"
C2	2331.83'	201.61'	201.55'	N 88°00'41" E	4°57'14"



JOHN E EDWARDS  
0.999 ACRES  
INSTR. No. 201403190033531  
TRACT 1 (30' LANE)  
ACCESS TO 49.9767 ACRES  
(PARCEL 210-000095)

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- ⊞ MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 685" (SET)
- ⊕ SOIL TEST HOLES

49.9767 ACRES (PARCEL 210-000095)  
REVISED 01/18/17  
REVISED 02/28/17

**COTTRILL SURVEYING, L.L.C.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811  
www.cottrillsurveying.com

**GIBSON LOT SPLITS**  
VMS 7071, BROWN TOWNSHIP,  
FRANKLIN COUNTY, STATE OF OHIO.  
SURVEYED FOR PHILLIP GIBSON

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 03/07/17

DATE DRAWN: 09/2016  
JOB #: S160618B  
SCALE: 1" = 100'  
100' 50' 0 100'  
CREW: MW  
DWN. BY: RC, NC  
CK. BY: