

STATE OF OHIO, COUNTY OF FRANKLIN,  
TOWNSHIP OF BROWN

Part of Virginia Military Survey 1478  
Remainder of 30.00 ac tract LJ Investment  
Company (Instr.200209050220553)

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS  
S 80°37'09" E AS A PORTION OF THE CENTERLINE  
OF SCIOTO & DARBY CREEK ROAD AS SHOWN ON  
THE DECEMBER 2014 CENTERLINE SURVEY PLAT  
BY DAVID L PEARSON.

**DOCUMENTS USED:**

- TAX MAPS
- DEEDS
- SURVEY BY PATRIDGE
- 7/31/2002 (ORIG. 30 AC)
- 3/19/2003 (SE ADJ.)
- 4/07/2003 (2,500 & 5,001 AC EXCEPT.)
- 6/12/2003 (2,500 AC EXCEPT.)
- 5/2013 (RW EASEMENT)
- SURVEY BY LAMPHEAR AUG.2016

Mark E Reid  
Michael D Reid  
Instr.200307180222061

Gary L Dever  
Sophronia L Dever  
Instr.201611280162118

Walker Rd.  
Carter Rd.  
FOS 6678 - Alum cap  
in man. box assembly  
frd. & held

**VMS 1478**  
**VMS 5985**

**RECEIVED**

MAY 18 2017.

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

**Scioto & Darby Creek Rd. (C.R. 29)**  
(Variable Width public right-of-way)

Matthew O Hall  
Aimie M Hall  
Instr.200606050107823

Matthew G Bohrer  
Lindsey R Wayt  
Instr.200710010171102

N 51°02'05" E  
451.44' calc.  
(450.01' rec.)

N 42°17'42" E  
135.44' calc.

N 31°44'31" W  
356.75' calc.  
N 34°19'55" W  
173.04' obs.  
(173.52' rec.)

LJ Investment Co.  
Instr.200209050220553

17.2703 Acres  
752295 sq.ft.  
(0.3061 acres within R\W)

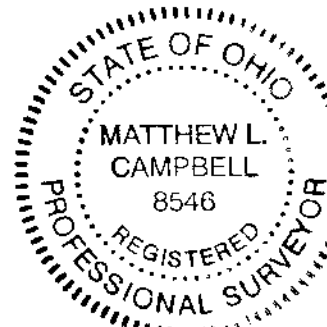
Roger K Jewell, Jr. & Lori R Jewell  
Instr.200305010127212

S 56°44'09" W 1905.58' calc.

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.

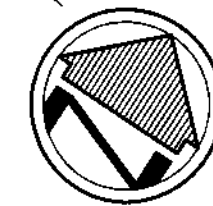
REG. NO. 8546

5-18-17  
DATE

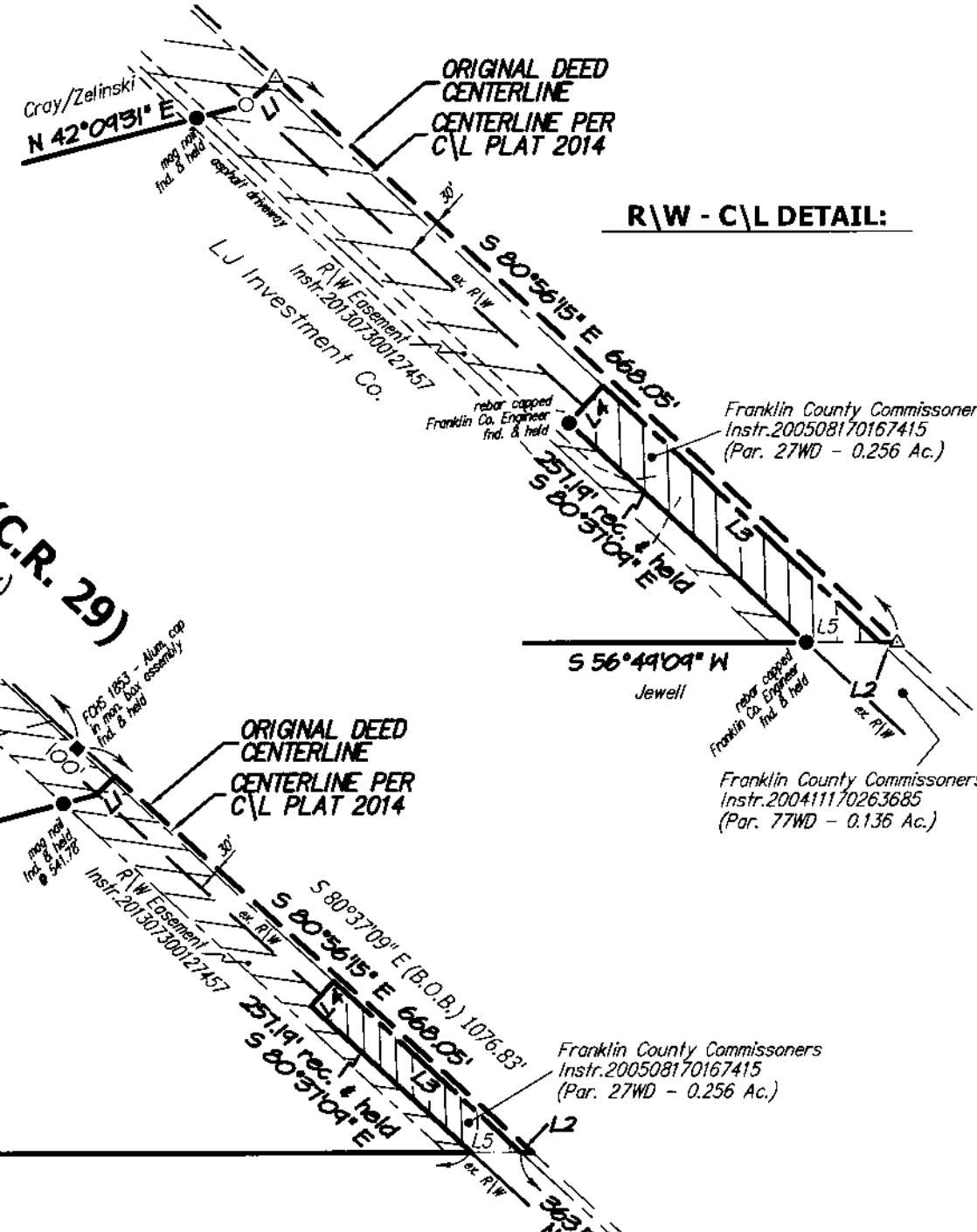
LINE	BEARING	DISTANCE
L1	N 12°16'40" E	31.57'
L2	S 56°49'09" W	13.85'
L3	N 80°37'09" W	300.79'
L4	S 09°19'14" W	40.00'
L5	S 56°49'09" W	59.14'

**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
- △ - MAG NAIL TO BE SET



SCALE: 1"=200'



**R\W - C\L DETAIL:**

DATE: May 2017  
BY: mlc  
SCALE: 1"=200'

**BOUNDARY SURVEY**  
8253 Scioto & Darby Creek Road  
Hilliard, OH 43026  
Franklin Co. PPN 120-001168-00



CAMPBELL &  
ASSOCIATES, INC.  
Land Surveying

(800)233-4117  
www.campbellsurvey.com

JOB NO.  
C0141530

SHEET 1 OF 1