

Parcel Exhibit 0.134 Ac.

City of Dublin, Franklin County, Ohio
Virginia Military Survey No. 6953

City of Dublin Approval Not Required

C. Aaron Stanford, P.E.
Senior Civil Engineer

4/5/18

RECEIVED

Field Boundary Engineer
C. Ronald E. Robertson, P.L.S., P.S.

Cottages at Ballantrae Woods Condominium
C.P.B. 259, P. 11
I.N. 201707240101121

FUTURE B-32

RPOB

BALLANTRAE WOODS RESERVE "I"
1.388 AC.
P.B. 121, P. 79

Lot 29
P.B. 121, P. 79

FUTURE B-35

BALLANTRAE WOODS, LLC
I.N. 201607060086700

SCHOTTENSTEIN HOMES LLC
0.135 AC.
I.N. 201801190007979

Lot 28
P.B. 121, P. 79

B-36

Lot 27
P.B. 121, P. 79

FUTURE B-39

TPOB

0.134 Ac.
B-40

$\Delta=34^{\circ}02'31''$
 $R=71.50'$
 $ArcL=42.48'$
 $ChB=S25^{\circ}09'04''W$
 $ChD=41.86'$

N47°49'40"W 112.61'

BALLANTRAE WOODS RESERVE "P"
1.660 AC. (Open Space)
P.B. 121, P. 79

N75°46'54"W
14.06'

N42°10'20"E 49.94'

S47°49'40"E 112.77'

S42°10'20"W 267.63'

S42°10'20"W 3.32'

EVA LOOP N. (PRIVATE)
RESERVE "G" P.B. 121, P. 79

This exhibit is based on existing Franklin County Auditor's and Recorder's records and an actual field survey performed by American Structurepoint, Inc. in 2016.

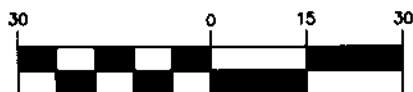
Bearings are based on the bearing of N 05° 28' 57" W for the centerline of Cosgray Road between Franklin County Geodetic Survey monuments 0049 and 2210 (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007) as established using a GPS survey and as shown on the plat for Ballantrae Woods of record in Plat Book 121, Page 79.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

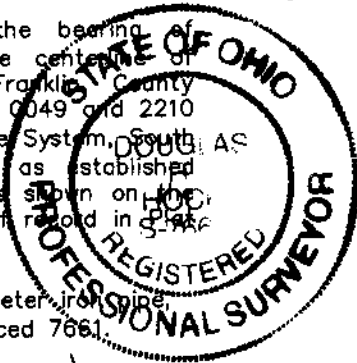
LEGEND

- I.P. Found
- Iron Pin Set

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



DRAWN BY: BCK	JOB NO.: 17-0005-606
DATE: 4/5/2018	CHECKED BY: DRB

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Douglas R. Hack, P.S. 7661

Date: 4/6/18