RECEIVED

Licensed Cadastral Engineer
Ohio DOR Registration PE - PS

THE VILLAGE OF CANAL WINCHESTER
0.376 AC. - PARCEL TWO
O.R. 34797, PG. E 17

DENNIS ENTERPRISES
LIMITED PARTNERSHIP
7.272 AC.
INSTR. 201304120061161
P.N. 184-001091

GENDER ROAD ~ VARIABLE WIDTH

SOUTH CENTRAL POWER COMPANY
0.8723 AC.
INSTR. 201112160164457
P.N. 184-003229

BREWDOG COLUMBUS LLC
41.165 AC.
INSTR. 201508310121782
P.N. 184-000855

CSX TRANSPORTATION, INC.
SUCCESSOR BY MERGER OF
THE CHESAPEAKE AND OHIO RAILWAY COMPANY
O.R. 13276, PG. A-14 & O.R. 13283, PG. G-13
ORIGINALLY PARTITIONED BY D.B. 467, PG. 350

THE VILLAGE OF CANAL WINCHESTER
Ⓐ 0.734 AC. - PARCEL ONE
O.R. 34797, PG. E-17

THE VILLAGE OF CANAL WINCHESTER
Ⓑ 0.380 AC.
O.R. 34797, PG. D-17

THE VILLAGE OF CANAL WINCHESTER
Ⓒ 2.230 AC. - PARCEL 2-WD4
INSTR. 200609180185997
P.N. 184-003188

CITY OF CANAL WINCHESTER
Ⓘ ORIG. 7.62 AC.
FIRST & SECOND TRACT
INSTR. 201402130018810
P.N. 184-000864

THE VILLAGE OF CANAL WINCHESTER
Ⓙ 0.111 AC. - PARCEL 15
O.R. 34922, PG. I 10

VILLAGE OF CANAL WINCHESTER
Ⓚ 0.3085 AC.
O.R. 30077, PG. H 02

CITY OF CANAL WINCHESTER
10 AC.
INSTR. 201508310121783
P.N. 184-003241

DENNIS ENTERPRISES LIMITED
PARTNERSHIP
1.693 AC.
INSTR. 201410170137641
P.N. 184-003235

FCGS Mon. #4452
RESET Found

S04° 44' 39"W
355.58'

BOARD OF TOWNSHIP TRUSTEES
OF MADISON TOWNSHIP
ORIG. 3.4704 AC.
O.R. 30077, PG. G 19
P.N. 184-000873

CANAL WINCHESTER
2.739 AC. - PARCEL 5-WD
INSTR. 200508240172386
P.N. 184-000873

OHIO DEPARTMENT OF
ADMINISTRATIVE SERVICES PARCEL NO. 2
O.R. 2451, PG. E 02
P.N. 184-001310

S82° 34' 48"E
429.27'

N83° 57' 27"W
1297.93'

S84° 18' 22"E
1501.58'

Δ = 29° 07' 56"
R = 80.00'
L = 40.68'
Ch = 40.24'
S69° 44' 24"E

VILLAGE OF CANAL WINCHESTER
0.6254 AC.
O.R. 30452, PG. H 13
P.N. 184-001955

S55° 10' 26"E
63.45'

S06° 10' 39"W
33.99'

N83° 48' 39"W
811.44'

2 | 3 | 4 | 6
PRENTISS ACRES
P.B. 25, PG. 18

DACRON PLACE ~ 50'

3/4" I.D. Iron Pipe w/Cap Found (EMH&T)

FCGS Mon. #5377 Found

N87° 35' 16"E
204.11'

TRUE PLACE OF BEGINNING FOR A 3.267 ACRE TRACT

REF. POINT OF BEGINNING FOR A 3.267 ACRE TRACT

GROVEPORT ROAD
P.B. 90, PGS. 54-55

3/4" I.D. Iron Pipe w/Cap Found (EMH&T)

3/4" I.D. Iron Pipe w/Cap Found (EMH&T)

3/4" I.D. Iron Pipe w/Cap Found (EMH&T)

3/4" I.D. Iron Pipe w/Cap Found (EMH&T)

THRUSH DRIVE ~ 60'
P.B. 90, PGS. 54-55

OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES
Ⓛ ORIG. 18.904 AC. - PARCEL NO. 2
O.R. 32451, PG. E 02
P.N. 184-001310

Historic location of the Ohio and Erie Canal, originally acquired by the State of Ohio by the Canal Land Act of 1825 and as described in the Commissioner's Register and as demonstrated on A. Albright's Survey of the Ohio and Erie Canal Plat 149

① N06° 01' 51"E 36.22'
② N63° 44' 26"E 46.69'
③ Δ = 33° 40' 46"
R = 80.00'
L = 47.03'
Ch = 46.35'
N80° 34' 49"E

N

SCALE: 1" = 200'
0 100 200 400 600
GRAPHIC SCALE

Basis of bearings is the centerline of Gender Road, being N 04° 44' 39" E, between FCGS Monument Nos. 4452 Reset and 2270 Reset, Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007).

STATE OF OHIO
KEVIN L BAXTER S-7697 REGISTERED
SURVEYOR

3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

I hereby certify that this plat was prepared from an actual field survey performed under my supervis on in February, 2018. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc.".

Kevin L. Baxter 3/02/18

Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:

Bird+Bull
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

CITY OF CANAL WINCHESTER

EXHIBIT OF A 3.267 ACRE TRACT,
NORTH ALONG GROVEPORT ROAD,
EAST FROM GENDER ROAD,
CITY OF CANAL WINCHESTER, FRANKLIN CO., OHIO
(SEC. 25, T. 11 N., R. 21 W., CONGRESS LANDS)

SCALE: 1" = 200'			JOB NO. 18-015	1 / 1
DWN: KLB	CKD:	MARCH 02, 2018		

H:\Jobs\2018\15\CAD\Survey\Exhibit\Canal Land 2.dwg 03/08/2018