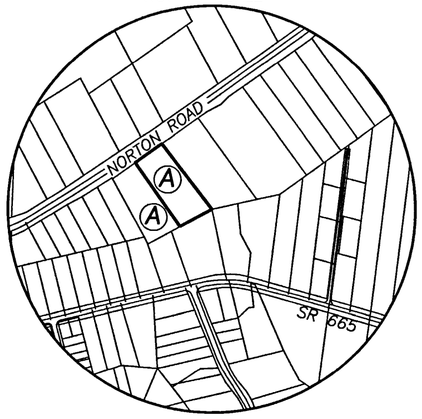
LOCATION MAP

NOT TO SCALE



R/W DEED REFERENCE

FRANKLIN COUNTY

(24-WD) OR 17037 I17 – 0.153 ACRES

(25-WD) OR 16727 H18 – 0.254 ACRES

(26-WD) OR 16889 G02 – 0.193 ACRES

BEARINGS ARE BASED ON A GPS OBSERVATION ON 08/14/18 WGS 1984 GEODETIC NORTH.

CENTERLINE OF NORTON ROAD BETWEEN FCGS 5128 & 5129 N 53°55'15" E

N
W E
S

LUKENS ROAD (CR 140)

FCGS 5744

POINT OF COMMENCEMENT

VMS 3809

VMS 6309 & 6582

1264.78'

FCGS 5129

2380.62'

R/W

S 53°55'15" W

1115.84'

35.00'

40.00'

26-WD

R/W

TPOB

NORTON ROAD (FRA-CR 3)

190.38'

40.02'

S 37°38'45" E

N 53°55'15" E

25-WD

15.95'

N 53°55'15" E

A 133.63'
R 5769.58'
B N 54°35'35" E
C 133.63'
Δ D1°19'37"
DOC 0°59'35"

R/W

40.00'

FCGS 5128

40.00'

PROPOSED DRIVE

R/W

A 137.21'
R 5769.58'
B N 55°56'16" E
C 137.20'
D 1°21'45"

24-WD

RALPH POARE
DB 3797 PG 882 &
INSTR 201612270177683
2.019 ACRES

S 37°46'51" E 389.80'

PROPOSED BUILDING SITE

N 37°46'51" W 374.01'

1.3092± ACRES

(A)

MICHAEL JOHNSON
INST 202050601113065
1.117 ACRES
0.688 ORG ACRES

REPLACING DAMAGED 3/4" PIPE

S 60°31'00" W 151.04'

RITA L GUNNING
INST 201711280167755
2.385 ACRES
TRACT 2

RITA L GUNNING
INST 201711280167755
1.73644 ACRES
TRACT 1

BRYANT & DONNA KARNES
INST 201710190146285
0.76696 ACRE

DEED REFERENCE

BRYANT K & DONNA J KARNES
OR 31357 J08
PARCEL No. 230-002651-00
(A) 2.699 ACRES
2.953 ORIGINAL ACRES

FRANKLIN COUNTY
CENTERLINE SURVEY PLAT
NORTON ROAD CR 3
DWG 0003-05
ODOT R/W PLANS
CENTERLINE SURVEY PLAT
FRA-C.R. 3
SHEET 1/37 & 18/37

NOTES

PUBLIC WATER AND WASTEWATER AVAILABLE AT SITE.
THE PREVIOUSLY NOTED POND ALONG THE SOUTHEAST PROPERTY LINE HAS BEEN FILLED.
THE BIG DARBY CREEK WATERSHED RIPARIAN SETBACK WAS DERIVED FROM THE FRANKLIN COUNTY GIS. NO GRADING OR BUILDING IS PERMITTED INSIDE OF THE SETBACK.

RECEIVED
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

LEGEND

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

- FRANKLIN COUNTY MONUMENT (FOUND)
- 3/4" ø IRON PIPE (FOUND)
- IRON PIN & YELLOW PLASTIC CAP STAMPED "FRANKLIN COUNTY" (FOUND)
- 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

STATE OF OHIO
JAMES R. COTTRILL
6858
REGISTERED
SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858

DATE: 08/21/18

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

1.3092± ACRES, VMS 6309 & 6582, PLEASANT TOWNSHIP, FRANKLIN COUNTY, STATE OF OHIO. SURVEYED FOR KARNES

SCALE : 1"= 50'	JOB No. S180705	CREW:	MW
50' 25' 0 50'	SURVEYED 08/2018	DWN BY:	RC
	DRAWN 08/2018	CHECK:	NC