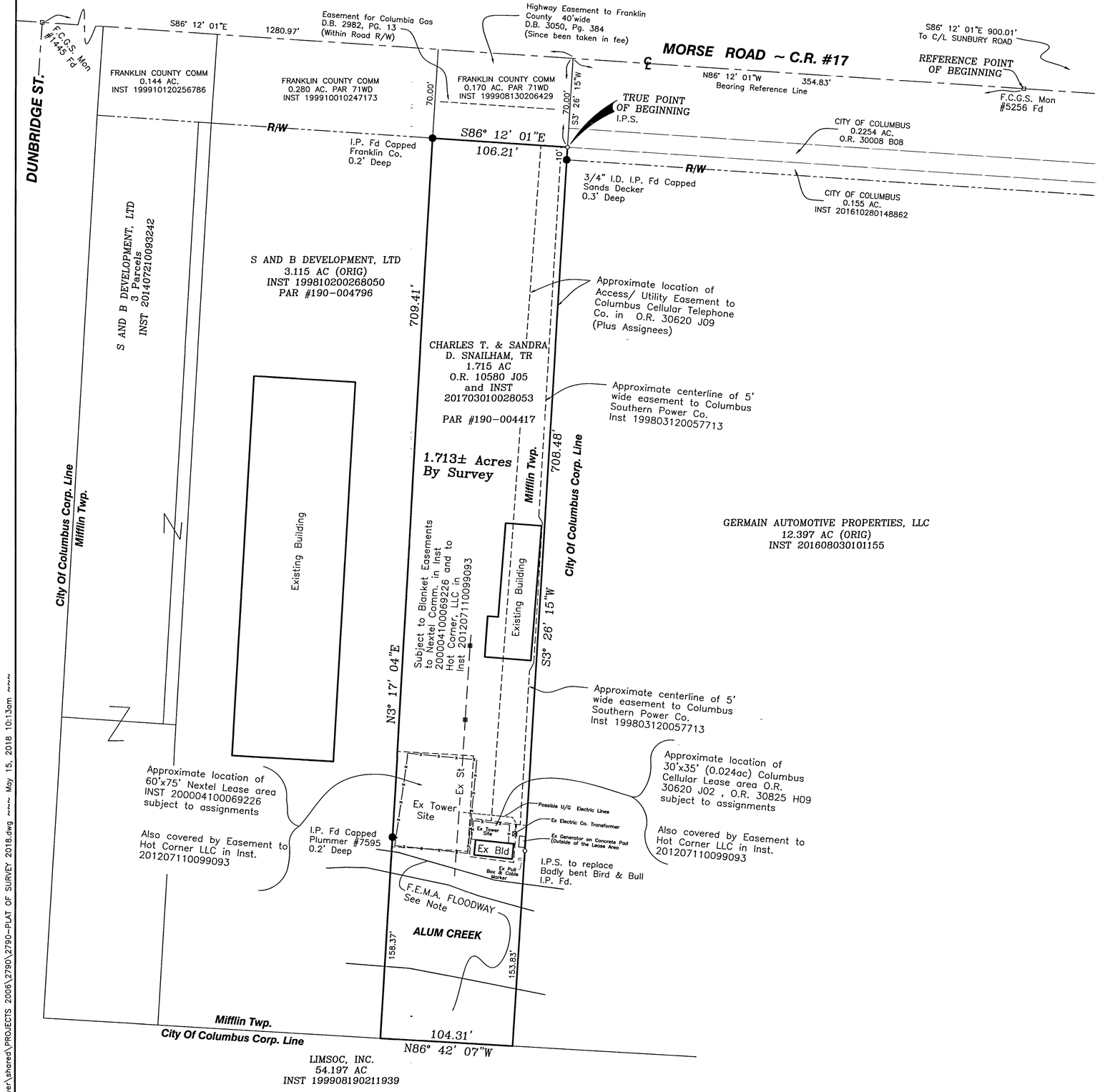

LEGEND

●	I.P. Fd.	Iron Pin Fd as described
▷	M.N.S.	Mag Nail Set
○	I.P.S.	5/8 " x 30" Rebar set with Yellow Plastic Cap stamped "SITE ENG INC"

N

OHIO STATE PLANE GRID SOUTH ZONE, NAD 83 (NSRS 2011)

OHIO UTILITIES PROTECTION SERVICE
CALL BEFORE YOU DIG
800-362-2764 OR 8-1-1
WWW.OUPS.ORG

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

0' 40' 80' 120' 160'
GRAPHIC SCALE

Situated in the State of Ohio, County of Franklin, Township of Mifflin, Quarter Township 2, Township 1, Range 17 West, United States Military Lands and being all of the residual land in that 1.715 acre tract described in a deeds to Charles T. Snailham and Sandra D. Snailham as Trustees of record in O.R. 10580 J05 and Instrument 201703010028053 in the Recorder's Office, Franklin County, Ohio

NOTES

1. Bearings are used for the determination of angles only. For the purpose of this survey, a bearing of South 86° 12' 01" East was used on the centerline of Morse Road and all other bearings were calculated from this meridian.

2. According to F.E.M.A. Flood Insurance Rate Map, Community-Panel Number 390067-39049C0191K dated June 17, 2008 this property is partly in a Special Flood Hazard Areas. The Floodway line along Alum Creek is shown hereon, refer to the F.E.M.A. Map Panel for more information.

3. This survey was prepared in reliance on Title Insurance Commitment prepared by First American Title Insurance Company, Commitment No. 52151382 dated April 12, 2018.

4. Locations of underground utilities are were not performed as part of this boundary survey.

5. Improvemenst within the fenced areas of the cell tower areas were not located. Each lease area has a tower and associated equipment.

To: FIRST AMERICAN TITLE INSURANCE COMPANY, VALMER LAND TITLE AGENCY, LLC, AND S and B DEVELOPMENT, LTD.;

We hereby certify that an actual field survey was made of the premises shown on this plat during May 2018; that this survey was made in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation was found or set as shown.

SITE ENGINEERING, INC.

By Mark A. Hazel, pus 5-15-18
Professional Surveyor No. 7039
Mark A. Hazel

STATE OF OHIO MARK A. HAZEL S-7039 REGISTERED PROFESSIONAL SURVEYOR

REV:	DATE:	DESCRIPTION:	BY:

SITE ENGINEERING
Incorporated
Civil Engineers & Surveyors
7455 East Main Street
Reynoldsburg, OH 43068
Phone : (614) 759-9900
Fax : (614)759-9902
eMail : siteeng@ameritech.net

S. AND B. DEVELOPMENT, LTD.
3451 MORSE ROD, COLUMBUS, OHIO 43231
PLAT OF SURVEY

DATE:	MAY 14,2018
SCALE:	1"=40'
DRAWN BY:	S.E.I.
CHECKED BY:	M.A.H.
JOB NO.:	2790

SHEET: 1/1

\\Server\shared\PROJECTS 2006\2790\2790-PLAT OF SURVEY 2018.dwg ~~~ May 15, 2018 10:13am ~~~