

**PLAT OF SURVEY - LOT SPLIT
OF SUMMER DRIVE (PRIVATE ROAD)
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19, UNITED STATES MILITARY LANDS
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO
1.164 ACRES LOT SPLIT
5.759 ACRES REMAINDER**

The Residence at Scioto Crossing, LLC
PID: 273-011301
Inst. No. 200411230269039
27.465 Ac. (Deed)

Sawmill Hard Center LLC
PID: 273-011339
Inst. No. 200503220052696
9.985 Ac.

**VACANT LOT
LOT SPLIT
1.164 ACRES**

**REMAINDER
5.759 ACRES**

Sawmill-Emerald Subdivision
Plat Book 119 Pg. 32

Sawmill Partners
Investment Company No. II
PID: 273-012662
ORV 7883, Pg. E06

**LOT 2
6.923 ACRES
(301,556 SQ. FT.)**

**LOT 1
3.194 ACRES
(139,121 SQ. FT.)**

The Reserve Condominiums at
Scioto Crossing - 2nd Amendment
Inst. No. 200605050086093
(Declaration)
CPB 166, PG 53

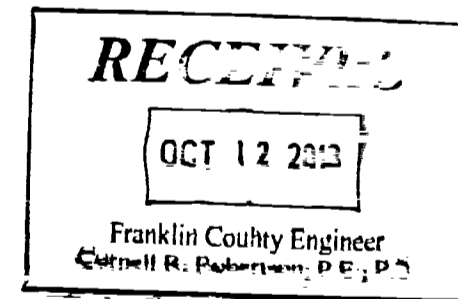
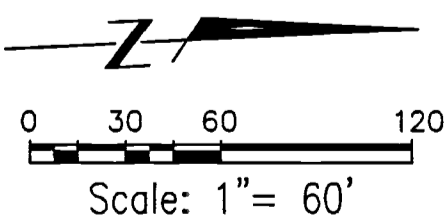
The Reserve Condominiums at
Scioto Crossing
Inst. No. 200507290151609
(Declaration)
CPB 152, PG 59

ACCESS ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°24'55"W	48.44'
L2	N02°34'53"E	7.50'
L3	N43°37'43"W	92.32'
L4	N46°15'26"W	20.74'
L5	S00°03'26"W	22.30'
L6	S43°37'43"E	92.32'
L7	S43°03'07"E	32.12'

ACCESS ESMT. CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA (Δ)	CHORD BEARING	CHORD
C1	150.82'	187.01'	46°12'36"	N20°31'25"W	146.77'
C2	113.31'	312.99'	20°44'33"	N33°15'26"W	112.69'
C3	42.94'	650.00'	3°47'06"	N67°40'05"E	42.93'
C4	101.98'	286.99'	20°21'35"	S33°26'55"E	101.45'
C5	156.83'	213.01'	42°11'03"	S22°32'11"E	153.31'

LEGEND

- CL Center Line
- LL Lot Line
- PL Property Line
- R/W Right-of-Way
- IPF Iron Pin Found (IPF)
- PM Permanent Monument
1" X 30" Solid Iron Rod
Aluminum Cap "E.P. Ferris Surveyor 8230"
- IP Iron Pin Set
- MS Mag Nail Set
- (D) Deed or Plat
- (M) Measured Value
- Monument Found
- Corp. Line
- Existing Easement
- POB Point of Beginning
- POC Point of Commencement



BASIS OF BEARING

Centerline of Sawmill Road as shown on Roadway Dedication Plat of Emerald Parkway, Wyandotte Woods Boulevard, Sawmill Road and the Vacation of 0.086 Acres of Hard Road in Plat Book 107, Page 11, being South 02° 34' 54" West.

Field survey was conducted on All monuments found are in good condition unless otherwise noted.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



BY: *Matthew L. Sloat* 10/12/18
Matthew L. Sloat, P.E., P.S.
Registered Surveyor No. 8342

**E. P. FERRIS
AND
ASSOCIATES
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SAWMILL ROAD (107.50')
(P.B. 107, PG. 11)

Franklin County Commissioners
Inst. No. 199711060137843
0.388 Ac.
7769