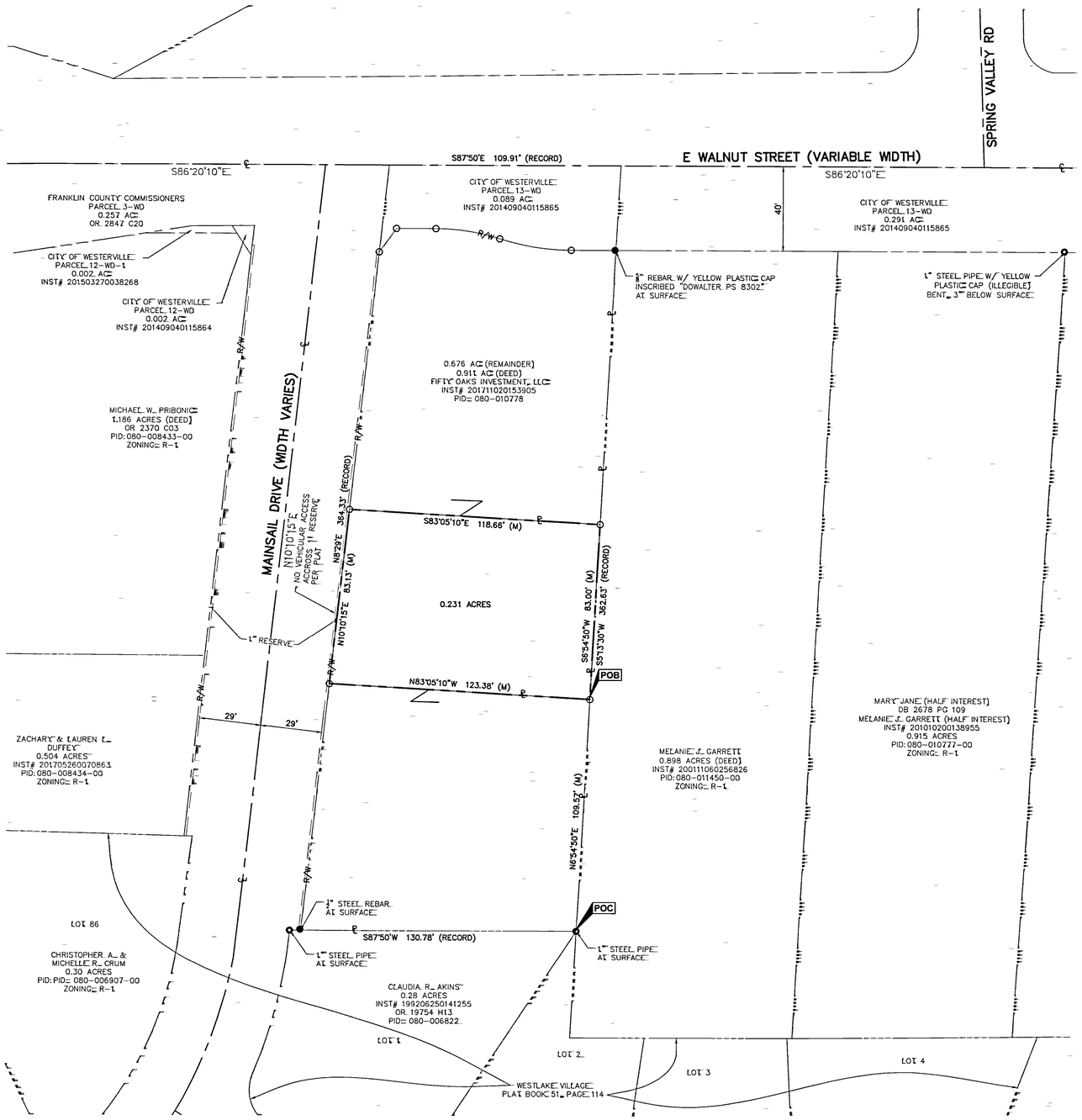
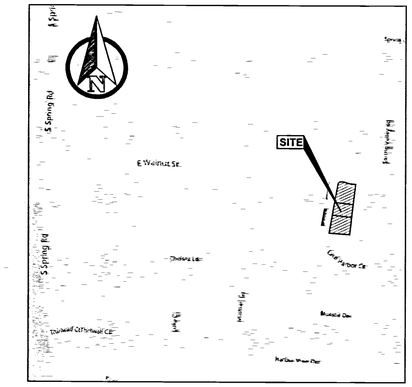
0.231 ACRE LOT SPLIT SURVEY

FIFTY OAKS INVESTMENTS, LLC

SITUATED IN LOT NUMBER 7, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17
UNITED STATES MILITARY LANDS,
LOCATED IN THE CITY OF WESTERVILLE, COUNTY OF FRANKLIN, STATE OF OHIO



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



VICINITY MAP
SCALE: NTS

SURVEYORS NOTE

1. ALL PINS SET ARE 5/8-INCH DIAMETER STEEL REBAR, 30 INCHES IN LENGTH, WITH AN ORANGE CAP INSCRIBED "GHG LLC"
2. THE BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF MAINSAIL DRIVE AS HAVING A BEARING OF SOUTH 10 DEGREES 10 MINUTES 15 SECONDS WEST (S10°10'15"W) BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) VIRTUAL REFERENCE SYSTEM (V.R.S.) AS ESTABLISHED BY A GLOBAL POSITIONING SURVEY PERFORMED BY THE GANDEE HEYDINGER GROUP IN MAY 2018.
3. THE SURVEY WAS COMPLETED IN COMPLIANCE WITH THE CURRENT "MINIMUM STANDARDS FOR BOUNDARY SURVEY IN THE STATE OF OHIO", AS DEFINED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
4. DISTANCES SHOWN HEREIN ARE HORIZONTAL, EXPRESSED IN U.S. SURVEY FOOT AND HUNDRETHS OF IT.
5. PERTINENT DOCUMENTS USED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   - PLAT BOOK 51, PAGE 114
   - INSTRUMENT NUMBER 201711020153905
   - DEED BOOK, 2678 PAGE, 109
   - OFFICIAL RECORD 19754 H-13

LEGEND

- ● – PIN FOUND
- ⊗ – PIPE FOUND
- ⌧ – MAG NAIL FOUND
- [M] – FRANKLIN COUNTY MONUMENT FOUND
- O – 5/8" REBAR SET W/ ORANGE PLASTIC CAP INSCRIBED "GHG LLC"
- ℄ – CENTERLINE
- R/W – RIGHT OF WAY LINE
- P – PROPERTY LINE
- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCEMENT
- FCGS – FRANKLIN COUNTY GEODETIC MONUMENT NUMBER

SURVEYORS CERTIFICATION

THIS SURVEY PLAT WAS PREPARED UNDER THE DIRECTION AND SUPERVISION OF CHRISTOPHER M. COOK, PROFESSIONAL SURVEYOR NO. 8424. BASED ON A FIELD SURVEY MADE BY GANDEE HEYDINGER GROUP LLC, COMPLETED IN JUNE 2018, AND COMPLIES WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO", AS DEFINED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY.

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

CHRISTOPHER M. COOK, PS
OHIO PROFESSIONAL SURVEYOR NO. 8424

1/11/19
DATE

STATE OF OHIO
CHRISTOPHER M. COOK
8424
REGISTERED
PROFESSIONAL SURVEYOR

PLAN PREPARED FOR:
FIFTY OAKS INVESTMENTS LLC
7600 LEE ROAD
WESTERVILL, OHIO 43081

0.231 ACRE LOT SPLIT SURVEY

PLAN PREPARED BY:
Gandee Heydinger Group
CIVIL ENGINEERING AND ENERGY SERVICES
642 Brooksedge Blvd
Westerville, OH 43081
P: 614.942.6042
F: 614.942.6041

NO.	DATE	DESCRIPTION

Date: 11/02/2018
Scale: 1" = 30 Feet

Drawn By: CMC
Checked By: JDD

Project Number: 18-100-01

Drawing Number: 2 / 3

W:\Gandeeheydingerlroup\Civil 3D Projects\18-100-01 - MCH - Mainsail 3 Lot\DWG\XREF\lot split.dwg Layout 2 Jan 11, 2019 - 11:14:26am ccook