

A-7-C

SURVEY & SPLIT OF LOT 3 OF METROCENTER IN DUBLIN, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, AND BEING A PART OF VIRGINIA MILITARY SURVEY NO. 2542 AND 2419, ALSO BEING ALL OF LOT 3 OF METROCENTER AS RECORDED IN P.B. 55, PG. 8, FRANKLIN COUNTY RECORDER'S OFFICE,

NOTES:
 THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 3 AS BEING S 00°16'04" W. BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANS COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT).

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
 DEED AS SHOWN ON SURVEY, P.B. 57, PG. 36, P.B. 55, PG. 9, FRANKLIN COUNTY SURVEYOR'S RECORDS, TAX MAPS.
 ALL MONUMENTS SHOWN HAVE BEEN EITHER FOUND AS SHOWN OR SET.

LEGEND

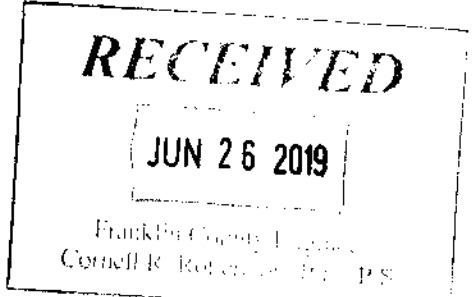
- Stone Found
- ▣ Monument Box
- Iron Pin Set
- Iron Pin Found
- △ MAG Nail Set
- ▲ Railroad Spike Found
- DV Deed Volume
- IPF Iron Pin Found
- IPF Iron Pipe Found
- RRSF Railroad Spike Found
- MNS MAG Nail Set
- MNF Mag Nail Found
- DHS Drill Hole Set

Iron pins set are 5/8" rebar, 30" long, with yellow plastic cap stamped "J&J Surveying."

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	492.67'	630.00'	44°48'22"	S 53°08'59" W	480.22'
C2	246.32'	630.00'	22°24'07"	S 41°56'52" W	244.76'
C3	246.35'	630.00'	22°24'15"	S 64°20'57" W	244.78'

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 05/06/2019, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

John Wetherill 6/25/2019
 JOHN W. WETHERILL REG. SURV. 7811 DATE



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SCALE	DATE	REVISION
1" = 100'	06/06/19	
		PER COUNTY COMMENTS
		JWW
		DATE
		06/20/19



JOB NUMBER
 19-029B

STATE OF OHIO
 PARCEL 304-WL
 D.B. 2665, PG. 553

DUBLIN WITNESS, LLC
 INST.# 201809070121417
 PARCELS 1 & 2
 10.672 ACRES

LOT 3
 METROCENTER
 P.B. 55, PG. 8

AREA NEW SPLIT
 8.833 ACRES
 297642 SQ. FT.
 AREA OUT OF PARCEL 2
 2.403 ACRES
 104667 SQ. FT.

AREA NEW SPLIT
 3.838 ACRES
 167177 SQ. FT.

TRUE POB 3.838 AC. TRACT MNF

TRUE POB 6.833 AC TRACT
 RPOB 3.838 AC. TRACT

LOT 9
 AMENDED SUBDIVISION OF PART OF
 LOT 4 & ADDITION TO METROCENTER
 P.B. 57, PG. 36

METROCENTER V
 INST.# 201712180177393
 14.968 AC.

VMS NO. 2542
 VMS NO. 2419

PARCEL 1
 4.430 AC.
 PPN 273-001704-00

PARCEL 2
 6.242 AC
 PPN 273-001311-00

AMERICAN NATIONAL INSURANCE COMPANY
 INST.# 201502100016804 3/4" IRON PIPE
 7.785 AC. FOUND 0.17' S,
 0.93' W

STATE OF OHIO
 PARCEL 304A-WL
 D.B. 2665, PG. 555

AMSK INVESTMENTS, INC.
 INST.# 201607250096030
 1.669 AC.
 LOT 2 METROCENTER P.B. 55, PG. 8

