

**SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY  
BEING A PART OF SURVEY NUMBER 1365 OF THE VIRGINIA MILITARY DISTRICT**

**SURVEYOR NOTES:**

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

DATE OF FIELD WORK: 10/01/18  
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN ON THIS PLAT (BECKNELL INDUSTRIAL LLC.) ARE BASED IN THE OHIO OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE CENTERLINE OF SEEDS ROAD, HAVING A BEARING OF NORTH 02° 42' 04" EAST AND MONUMENTS AS SHOWN HEREON BY FCGS 5580, IS DESIGNATED THE "BASIS OF BEARINGS" FOR THIS SURVEY.

**BENCHMARKS:**

AS PER THE TOPOGRAPHIC SURVEY PREPARED BY JOBES HENDERSON & ASSOCIATES THE CONTRACTOR AND/OR HIS SURVEYOR SHALL BE RESPONSIBLE TO CROSS CHECK ALL CONTROL FOR DISTURBANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

**CONTROL POINTS**

BASIS OF BEARING: TRUE NORTH, BASED ON OBSERVATIONS, GPS DATA COLLECTED WITH TRIMBLE R8 UNIT VRS CORRECTION ON OHIO STATE PLANE SOUTH ZONE COORDINATE SYSTEM, NAD 1983, NAVD 1988, GEOID 12A.

**LEGEND**

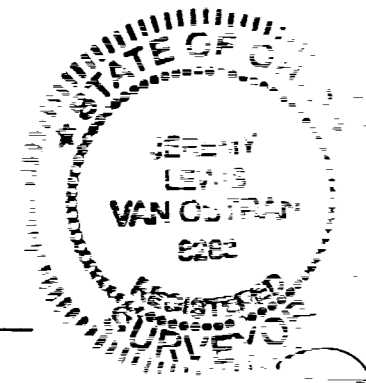
- ⊕ GAS LINE MARKER
- Ⓜ I.P.F. 5/8" IRON PIN & CAP FOUND "FOSTER"
- I.P.S. IRON PIN SET (5/8" REBAR) CAP "PS 8283"
- Ⓞ P.F. 1" IRON PIPE FOUND
- Ⓜ MONUMENT BOX FOUND
- Ⓢ SANITARY MANHOLE
- Ⓜ STUMP
- Ⓜ TELEPHONE RISE/PEDESTAL/BOX
- (M) FIELD MEASURED
- (D) DEED BEARING AND DISTANCE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

- PROPERTY LINE - EXISTING
- - - PROPERTY LINE ADJOINERS - EXISTING
- - - CURB - EXISTING
- - - PAVEMENT MARKING EDGE LINE - EXISTING
- - - EDGE OF PAVEMENT - EXISTING
- - - SHOULDER - EXISTING
- - - CENTERLINE OF RIGHT-OF-WAY - EXISTING
- - - EASEMENT UTILITY - EXISTING
- - - EASEMENT TEMPORARY UTILITY - EXISTING
- - - RIGHT-OF-WAY LINE - EXISTING
- - - LIMITED ACCESS RIGHT-OF-WAY LINE - EXISTING
- - - GAS LINE - EXISTING
- - - SANITARY LINE - EXISTING
- - - UNDERGROUND TELEPHONE LINE - EXISTING
- - - WATER LINE - EXISTING (LOCATION BASED ON GIS DATA AND NOT FIELD LOCATED)
- - - OVERHEAD UTILITIES - EXISTING (LOCATION BASED ON GIS DATA AND NOT FIELD LOCATED)
- - - FENCE - EXISTING

FIRM COMMUNITY PANEL No.: 39049C0403K  
FLOOD ZONE: "X" AND "A" SEE MAP  
EFFECTIVE DATE: 06/17/2008

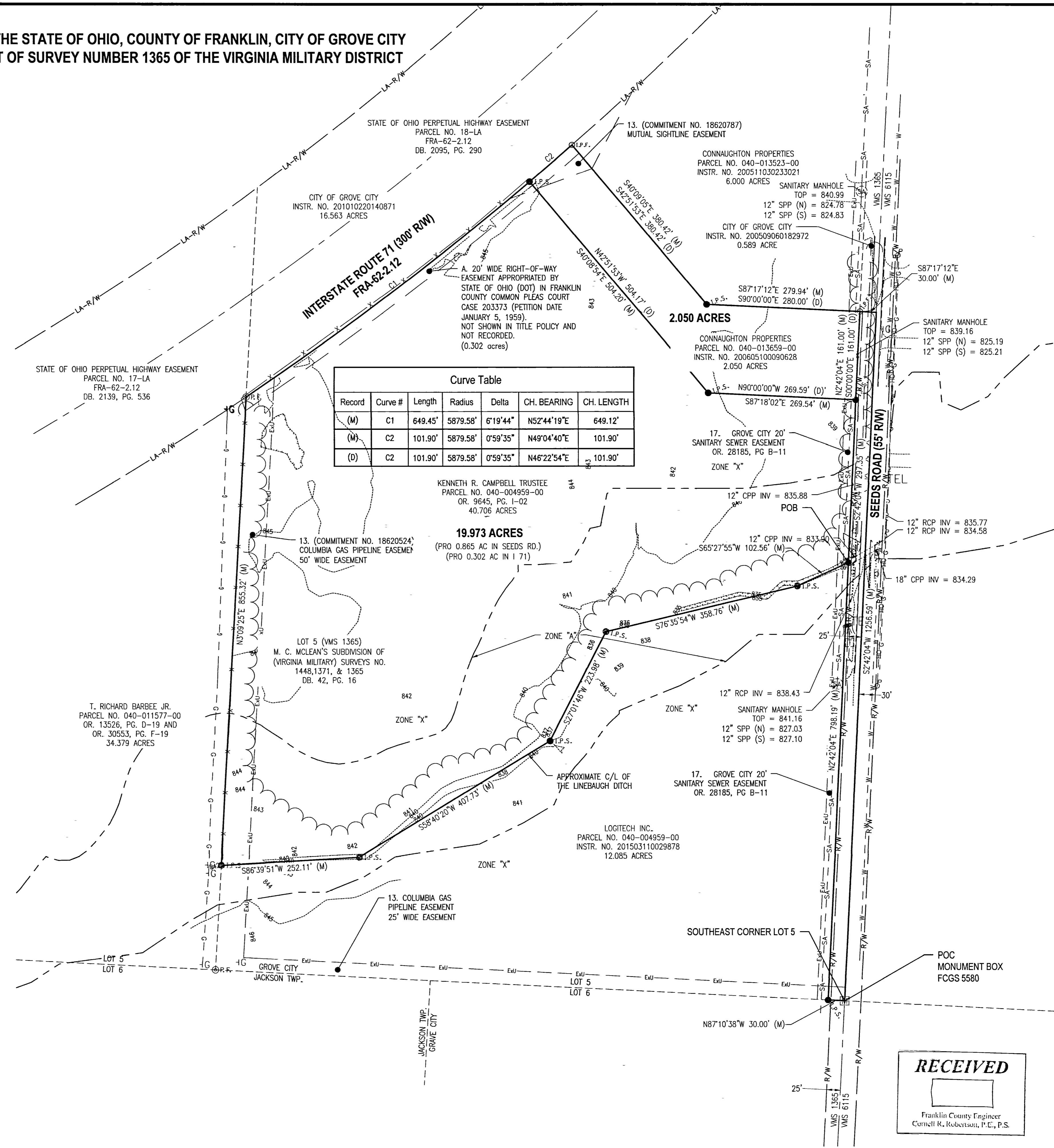
FIRM COMMUNITY PANEL No.: 39049C0404K  
FLOOD ZONE: "X" AND "A" SEE MAP  
EFFECTIVE DATE: 06/17/2008

PERTINENT DOCUMENTS USED:  
FRANKLIN COUNTY TAX MAPS  
FRANKLIN COUNTY PLAT RECORDS  
FLOOD INSURANCE RATE MAPS  
ALL RECORDED DOCUMENTS SHOWN  
WERE USED AS SOURCE DOCUMENTS



JEREMY L. VAN OSTRAN P.S. 8283

Record	Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
(M)	C1	649.45'	5879.58'	6°19'44"	N52°44'19"E	649.12'
(M)	C2	101.90'	5879.58'	0°59'35"	N49°04'40"E	101.90'
(D)	C2	101.90'	5879.58'	0°59'35"	N46°22'54"E	101.90'



DRAWN	KTB	CHECKED	JLV	DATE	10/03/2018
DATE	11/05/18				
PLAN ISSUE/REVISION	review comments addressed				
NO.	1				

**BECKNELL INDUSTRIAL LLC.**  
6275 SEEDS ROAD, GROVE CITY, OHIO  
A.L.T.A. SURVEY

JOB NUMBER:  
BK1003

**1**

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