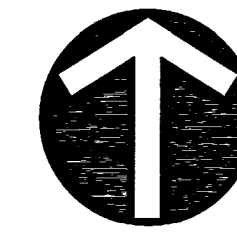


PLAT OF SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NUMBERS 1105 AND 6115.



SCALE IN FEET
0 200 400

RECEIVED
MAY 22 2019
Franklin County Engineer
Curtis R. Robertson, P.E., P.S.

GROSS: 207.933 ACRES
P.R.O.: 2.751 ACRES
NET: 205.182 ACRES

ACREAGE BREAKDOWN:

AREA IN PARCEL	TOTAL ACRES	P.R.O. ACRES
AREA IN PARCEL 040-016096-00:	58.781 ACRES	1.589 ACRES
AREA IN PARCEL 040-016097-00:	42.928 ACRES	0.625 ACRES
AREA IN PARCEL 040-016098-00:	47.201 ACRES	0.537 ACRES
AREA IN PARCEL 040-016099-00:	59.023 ACRES	0.000 ACRES

LEGEND

- △ MAG NAIL SET
- 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
- REBAR SET & CAP (SEE IRON PINS NOTE)
- CONCRETE MONUMENT FOUND
- ▲ RAILROAD SPIKE FOUND

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 26°24'47" WEST WAS DETERMINED FOR THE CENTERLINE OF HIBBS ROAD (TWP. RD. 255), AS DETERMINED BETWEEN FCGS 1514 AND FCGS 5470 BY THE FRANKLIN COUNTY ENGINEER AND SHOWN ON THE CENTERLINE SURVEY PLAT FOR HIBBS ROAD ON FILE AT THE FRANKLIN COUNTY ENGINEER'S OFFICE.

IRON PINS:

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERTINENT DOCUMENTS:

DEEDS OF RECORD, ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT FRANKLIN COUNTY.

CERTIFICATION:

WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN MARCH, 2018.

Mark Alan Smith
MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. 8232
DATE: 5/21/2019

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinco.com

GRAND COMMUNITIES, LLC
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

DATE	DRAWN BY	DLB	MASS	174-15B
MAY 2019				
1" = 200'	CHECKED BY:			

PLAT OF SURVEY

DRAWING NO.: **SRV**

SHEET 1 OF 1

P:\2017\174-15B\Survey\174-15B-SRV-207.933 ACRES.smg\SRV_15(6/20/2019 - 6/21/2019 11:06 AM)