LOT CONSOLIDATION PLAT FOR
TRILOGY REAL ESTATE GAHANNA, LLC

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON, CITY OF GAHANNA BEING IN LOT 4 DAVID TAYLOR SUBDIVISION OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, USML, PLAT BOOK 1 PAGE 10 (DESTROYED BY FIRE), REPRODUCED IN PLAT BOOK 1 PAGE 10A. AND BEING PARTS OF A 3 ACRE TRACT CONVEYED BY DEED TO TRILOGY REAL ESTATE GAHANNA, LLC IN INSTRUMENT NUMBER 201810260146417 AND A 3 ACRE TRACT CONVEYED BY DEED TO TRILOGY REAL ESTATE GAHANNA, LLC IN INSTRUMENT NUMBER 201810300147770 OF THE FRANKLIN COUNTY RECORDS

BASIS OF BEARINGS IS THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND THE NORTH AMERICAN DATUM OF 1983 (NSRS 2007) WHICH WAS USED TO ESTABLISH THE CENTERLINE BEARING OF TAYLOR ROAD AS N85° 47' 21"W.

DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE USED TO EXPRESS ANGLES ONLY, IRON PINS OR MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. ALL OF WHICH I BELIEVE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS LOT CONSOLIDATION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, THAT THIS MAP IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT I HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS MAP. FIELD SURVEY WAS COMPLETED IN SEPTEMBER OF 2017.

STATE OF OHIO
STEVE BARLOW
S-8744
REGISTERED
PROFESSIONAL SURVEYOR

THE MANNIK & SMITH GROUP, INC
STEVE BARLOW P.S.#8744
03-27-19
DATE

50 25 0 50 100
1"=50'

LEGEND OF EXISTING CONDITIONS AND ABBREVIATIONS

- ⊙ – MAG NAIL SET
- ⊡ – MONUMENT BOX
- ○ – IRON PIN FOUND
- ● – 5/8" IRON PIN SET WITH "MANNIK SMITH GROUP" STAMPED CAP
- ⊘ – RAILROAD SPIKE FOUND
- P.O.C. – POINT OF COMMENCEMENT
- P.O.B. – POINT OF BEGINNING
- ℄ – PROPERTY LINE
- R/W – RIGHT-OF-WAY
- ℄ – CENTER LINE
- – – – – EASEMENT

ACREAGE TABLE

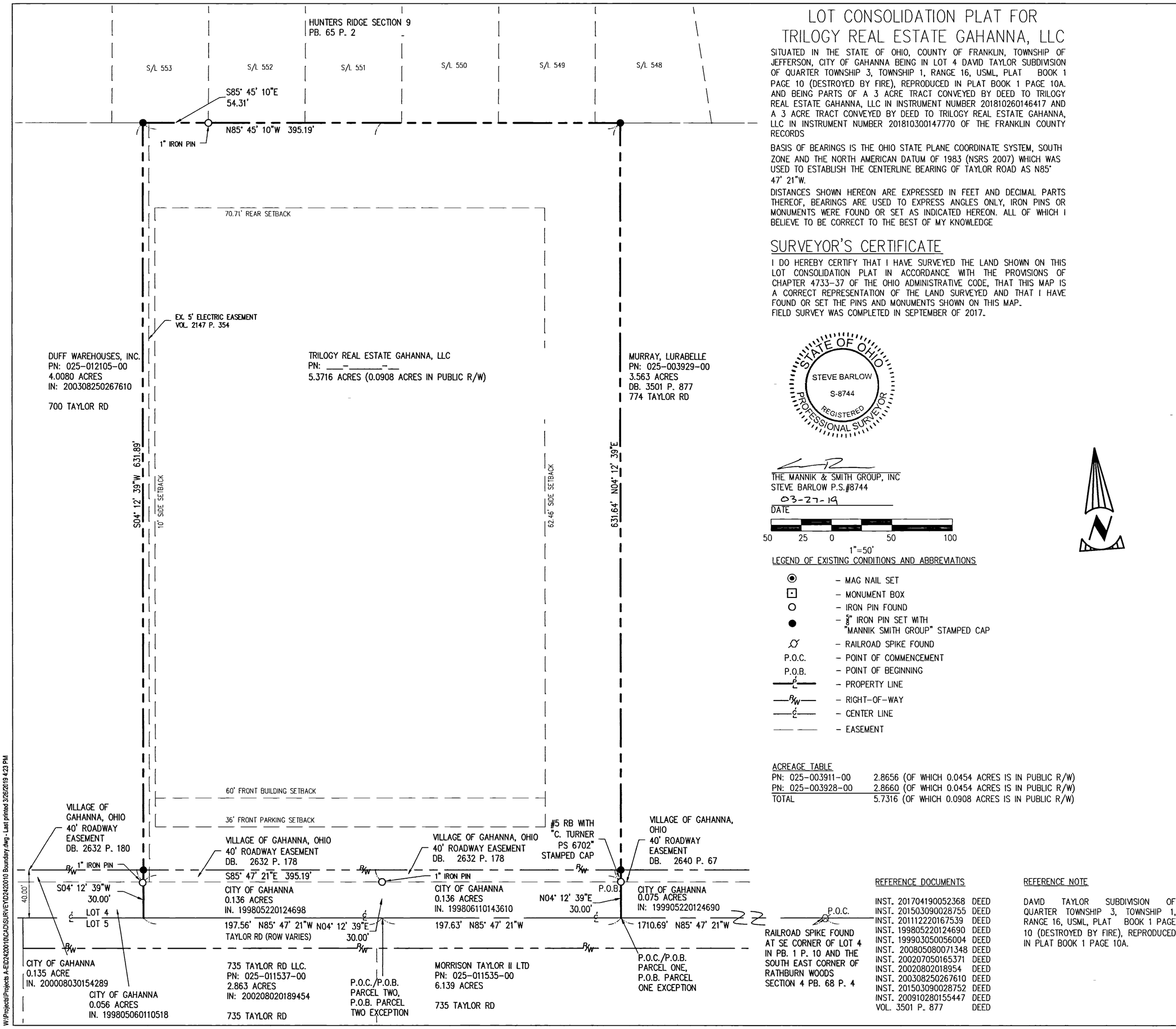
PN: 025-003911-00	2.8656 (OF WHICH 0.0454 ACRES IS IN PUBLIC R/W)
PN: 025-003928-00	2.8660 (OF WHICH 0.0454 ACRES IS IN PUBLIC R/W)
TOTAL	5.7316 (OF WHICH 0.0908 ACRES IS IN PUBLIC R/W)

REFERENCE DOCUMENTS

INST. 201704190052368	DEED
INST. 201503090028755	DEED
INST. 201112220167539	DEED
INST. 199805220124690	DEED
INST. 199903050056004	DEED
INST. 200805080071348	DEED
INST. 200207050165371	DEED
INST. 200208020218954	DEED
INST. 200308250267610	DEED
INST. 201503090028752	DEED
INST. 200910280155447	DEED
VOL. 3501 P. 877	DEED

REFERENCE NOTE

DAVID TAYLOR SUBDIVISION OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, USML, PLAT BOOK 1 PAGE 10 (DESTROYED BY FIRE), REPRODUCED IN PLAT BOOK 1 PAGE 10A.



NO.	DATE	BY	DESCRIPTION

23225 MERCANTILE ROAD
BEACHWOOD, OH 44122
TEL: 216.378.1490
FAX: 216.378.1497

PROJECT DATE: 03/15/2019
PROJECT NO.: D2420010
DRAWN BY: SSB
CHECKED BY: SEB

TECHNICAL SKILL. CREATIVE SPIRIT.
Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
TRILOGY REAL ESTATE GAHANNA, LLC

PROPOSED SKILLED CARE FACILITY
TAYLOR ROAD
BLACKLICK, OH 43004

LOT CONSOLIDATION PLAT OF SURVEY

1 / 1

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