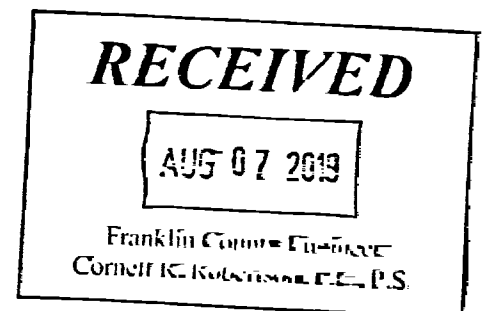
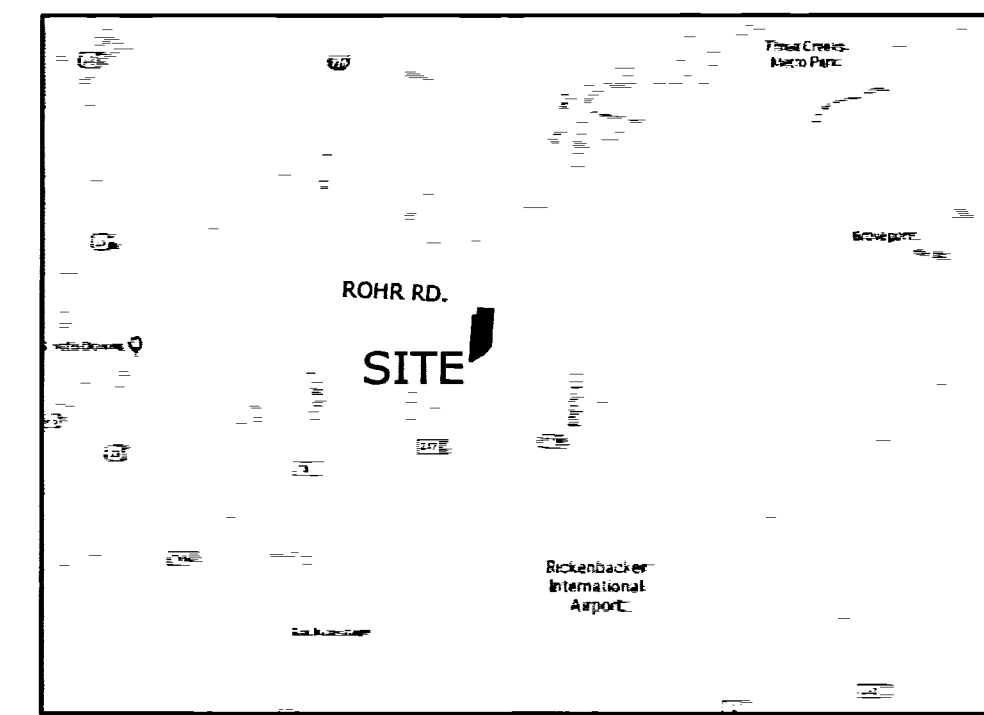


PLAT OF SURVEY

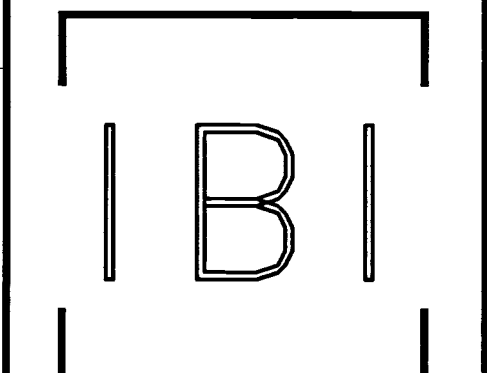
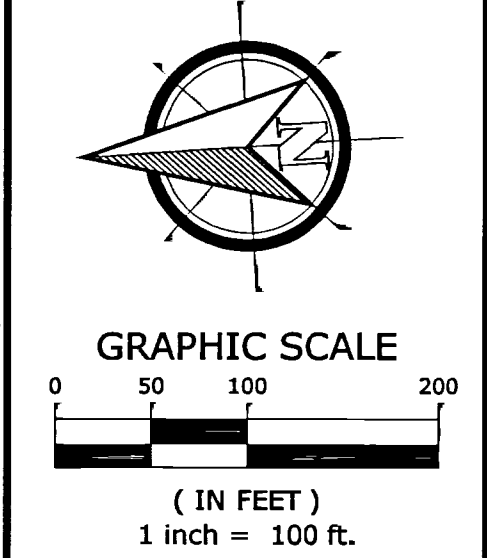
NW 1/4, SECTION 36, TOWN 4, RANGE 22
 CONGRESS LANDS
 VILLAGE OF OBETZ
 FRANKLIN COUNTY, OHIO



SUBJECT PROPERTY
 SUNSHINE AND SMOOCH, LLC, 2/3 INTEREST, INSTRUMENT NO. 201311120188474
 JOYCE S. DILL, TRUSTEE OF THE PHILEMON J. DILL GST U/A, 1/3 INTEREST, INSTRUMENT NO. 201106010069340.



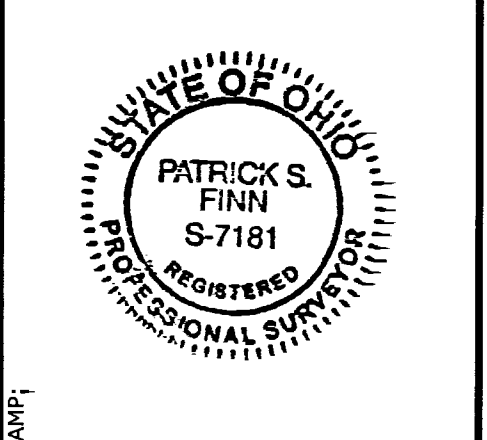
VICINITY MAP ~ N.T.S.



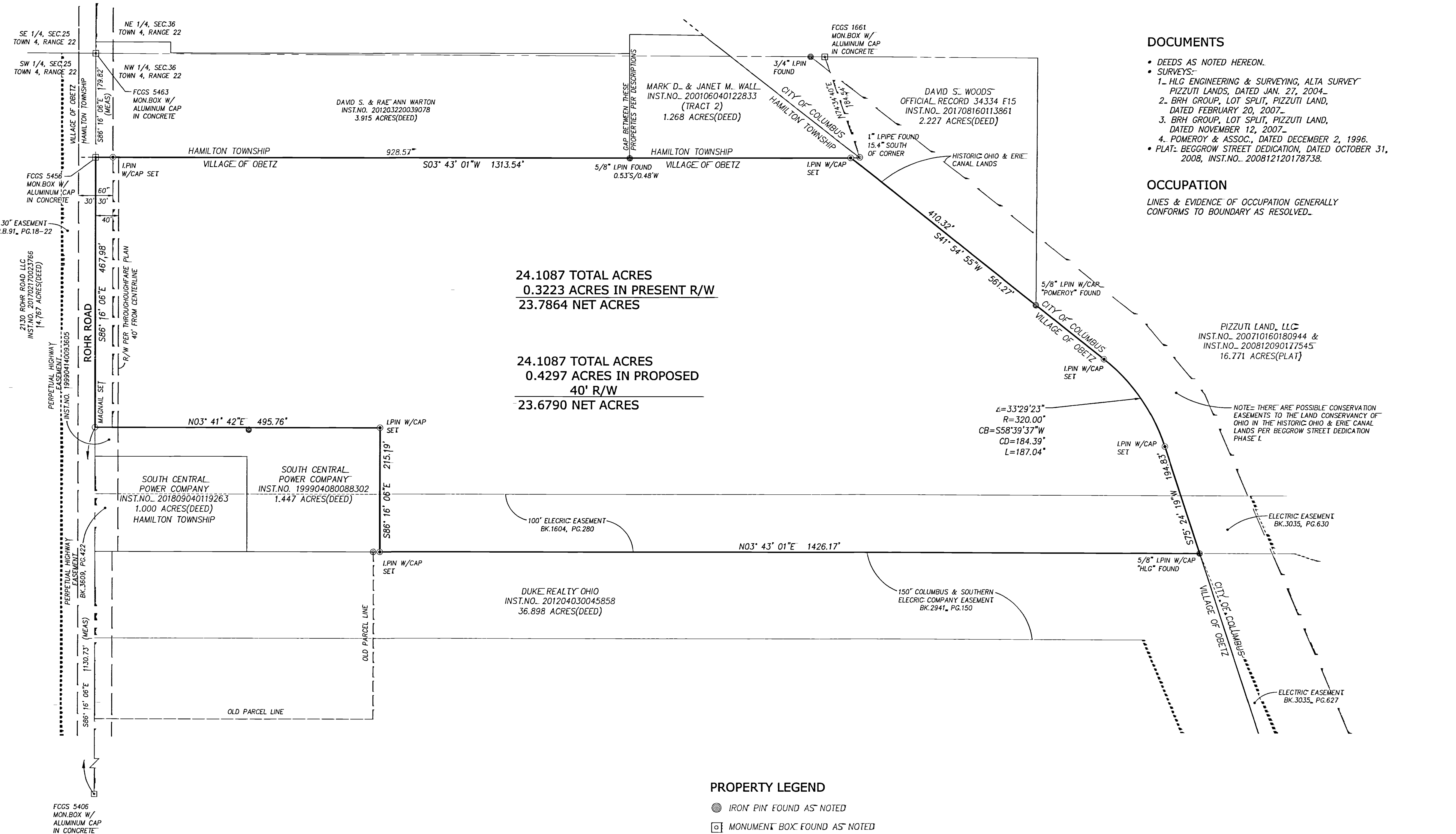
GLOBAL INTELLIGENCE. LOCAL KNOWLEDGE.
 23 Triangle Park Drive, Suite 2300
 Cincinnati, OH 45246
 Contact: Patrick Finn
 513-942-3141 ext. 243
 Fax: 513-881-2263
 www.ibigroup.com

REVISION: 8-5-2019-REV.1- REVISIONS PER FRANKLIN COUNTY ENGINEERS OFFICE

PLAT OF SURVEY
 NW 1/4, SECTION 36, TOWN 4, RANGE 22
 CONGRESS LANDS
 VILLAGE OF OBETZ
 FRANKLIN COUNTY, OHIO



FIELD	DRAFT	CHECK
TS	PF	PF
IBI NO.:	122016	
DATE:	AUGUST, 2019	
SCALE:	1"=100'	
PRINT DATE:		
SHEET NO.:	1/1	



24.1087 TOTAL ACRES
 0.3223 ACRES IN PRESENT R/W
 23.7864 NET ACRES

24.1087 TOTAL ACRES
 0.4297 ACRES IN PROPOSED 40' R/W
 23.6790 NET ACRES

- PROPERTY LEGEND**
- IRON PIN FOUND AS NOTED
 - ☐ MONUMENT BOX FOUND AS NOTED
 - MAG NAIL FOUND OR SET
 - ⊗ R.R. SPIKE FOUND
 - 5/8" IRON PIN SET CAPPED "FINN-7181 OH"

- DOCUMENTS**
- DEEDS AS NOTED HEREON.
 - SURVEYS:
 1. HLG ENGINEERING & SURVEYING, ALTA SURVEY PIZZUTI LANDS, DATED JAN. 27, 2004.
 2. BRH GROUP, LOT SPLIT, PIZZUTI LAND, DATED FEBRUARY 20, 2007.
 3. BRH GROUP, LOT SPLIT, PIZZUTI LAND, DATED NOVEMBER 12, 2007.
 4. POMEROY & ASSOC., DATED DECEMBER 2, 1996.
 - PLAT: BEGGROW STREET DEDICATION, DATED OCTOBER 31, 2008, INST.NO. 200812120178738.

OCCUPATION
 LINES & EVIDENCE OF OCCUPATION GENERALLY CONFORMS TO BOUNDARY AS RESOLVED.

BEARING BASE
 BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983. POSITIONS DERIVED BY GPS OBSERVATIONS OF FRANKLIN COUNTY MONUMENTS FCGS 9930 AND 9976. ALSO 5406, 5456, AND 5463 LOCATED IN THE NORTH LINE OF SECTION 36, TOWN 4, RANGE 22 OF THE CONGRESS LANDS, RESULTING IN A BEARING OF S 86° 16' 06" E, CENTERLINE OF ROHR ROAD.

SITE NOTE

- FRANKLIN COUNTY THROUGHFARE PLAN (PREPARED BY MID-OHIO REGIONAL PLANNING COMMISSION) SHOWS ROHR ROAD AS A COLLECTOR WITH A FUTURE 80' RIGHT OF WAY. IT IS PRESENTLY 60' AT THE SUBJECT PROPERTY'S FRONTAGE, 30' FROM CENTERLINE.
- THE SUBJECT PROPERTIES AS SHOWN HEREON ARE CONTIGUOUS TO ALL ADJOINING LAND WITH NO GAPS OR OVERLAPS.
- THE PROPOSED 40' RIGHT OF WAY (SOUTH SIDE) OF ROHR ROAD TO BE CONVEYED IN THE FUTURE TO THE VILLAGE OF OBETZ.

PARCEL CLOSURE

North= 672399.4653" East= 1843824.1675"
 Segment #1 = Line
 Course= S03° 43' 01"W Length= 1313.54"
 North= 671088.6886" East= 1843739.0111"
 Segment #2 = Line
 Course= S41° 54' 55"W Length= 561.27"
 North= 670611.0309" East= 1843364.0675"
 Segment #3 = Curve
 Length= 187.04" Radius= 320.000"
 Delta= 033°29'23" Tangent= 96.28"
 Chord= 184.39" Course= S58° 39' 31"W
 Course In= N48° 05' 04.38"W Course Out= S14° 35' 41.82"E
 RP North= 670884.8015" East= 1843125.9455"
 End North= 670575.1274" East= 1843206.5804"
 Segment #4 = Line
 Course= S75° 24' 19"W Length= 194.83"
 North= 670526.0340" East= 1843018.0371"
 Segment #5 = Line
 Course= N03° 43' 01"E Length= 1426.17"
 North= 671949.2009" East= 1843110.4951"
 Segment #6 = Line
 Course= S86° 16' 06"E Length= 215.19"
 North= 671935.1950" East= 1843325.2298"
 Segment #7 = Line
 Course= N03° 41' 42"E Length= 495.16"
 North= 672429.9244" East= 1843357.1788"
 Segment #8 = Line
 Course= S86° 16' 06"E Length= 467.98"
 North= 672399.4654" East= 1843824.1675"
 Perimeter= 4861.78" Area= 1050174 Sq. Ft.
 Error Closure= 0.0000" Course= N02° 09' 04"E
 Error North= 0.0000" East= 0.0000"
 Precision= 1: 4859126000.000

SURVEYOR CERTIFICATION
 I CERTIFY THAT THE BOUNDARY OF THIS SURVEY WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 AND CONFORMS TO O.R.C. CHAPTER 711. ALL MONUMENTATION ARE SET AS SHOWN.

Patrick S. Finn 8-5-19
 PATRICK S. FINN DATE
 OHIO REG. SURVEYOR 7181