

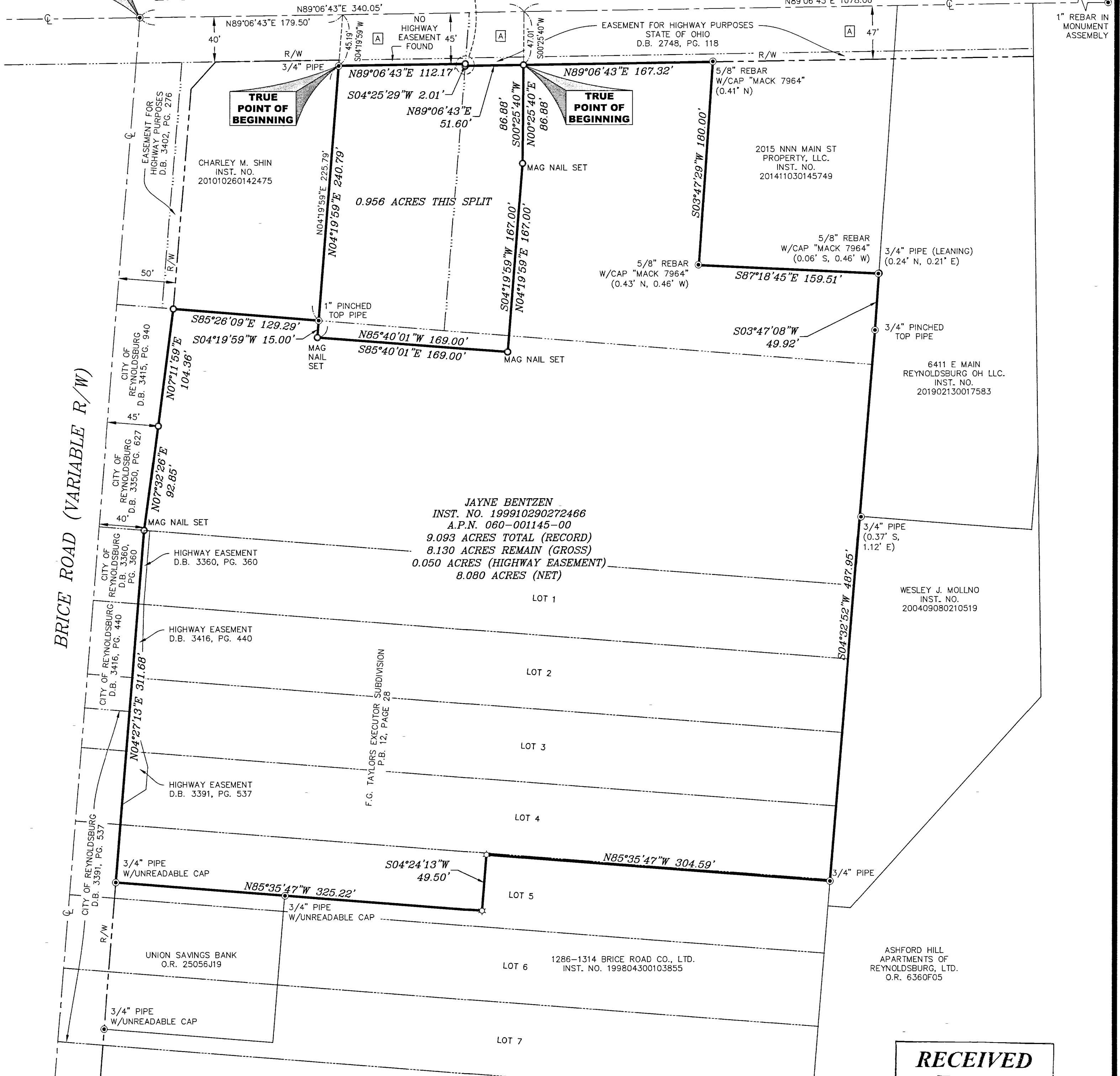
LOT SPLIT FOR SHAYNE NICHOLS

PART OF HALF SECTION 20
TOWNSHIP 12, RANGE 21, REFUGEE LANDS
PART OF LOTS 1 THROUGH 5, F.G. TAYLOR'S EXECUTOR'S
SUBDIVISION, PLAT BOOK 12, PAGE 28
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, OHIO

REFERENCE POINT
OF BEGINNING
1" REBAR IN MONUMENT
ASSEMBLY

KM REYNOLDSBURG DEVELOPMENT COMPANY
D.B. 3557-994

E. MAIN STREET ~ U.S. ROUTE 40 (VARIABLE R/W)



JAYNE BENTZEN
INST. NO. 199910290272466
A.P.N. 060-001145-00
9.093 ACRES TOTAL (RECORD)
8.130 ACRES REMAIN (GROSS)
0.050 ACRES (HIGHWAY EASEMENT)
8.080 ACRES (NET)

RECEIVED

Franklin County Engineer
Cornell R. Roberts, P.E., P.S.

CERTIFICATION

THIS PLAT WAS PREPARED BY SMART SERVICES, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN MAY 2019.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

PROPERTY ADDRESS

1284 BRICE ROAD, REYNOLDSBURG, OHIO 43068

PERTINENT DOCUMENTS

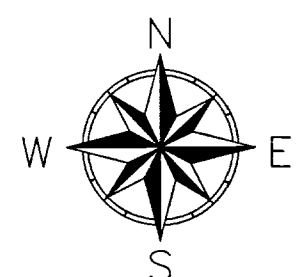
DEEDS TO SUBJECT PROPERTY AND ADJACENT PROPERTIES
SUBDIVISION PLATS AS SHOWN
FRA-40-22.42 RIGHT-OF-WAY PLANS
1286-1314 BRICE RD. CO., LTD. ALTA SURVEY BY EMH&T 1/06

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE NAD83(2011) AS OBSERVED IN MAY, 2019, AND ARE INTENDED TO BE USED ONLY TO DETERMINE ANGLES.

LEGEND

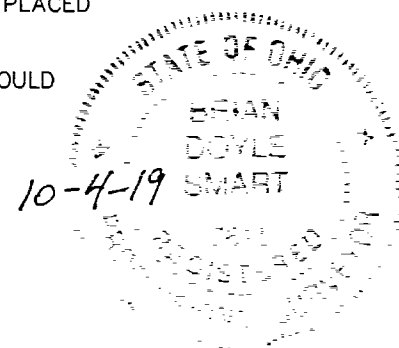
- FOUND MONUMENT AS NOTED
- ☆ MAG NAIL FOUND
- 5/8" x 30" REBAR W/YELLOW I.D. CAP LABELED "SMART SERVICES"
- (R) RECORD DISTANCE (M) MEASURED DISTANCE
- (T) TOTAL DISTANCE (C) CALCULATED DISTANCE



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Brian D. Smart
BRIAN D. SMART
REG. SURVEYOR NO. 7611



DRAWN BY: T. SCHOEPF	DATE: OCT. 4, 2019
CHECKED BY: B. SMART	DRAWING NO.: 759001.DWG
JOB NO.: 759001	SHEET 1 OF 1

SMART
SURVEYING • ENGINEERING • ENVIRONMENTAL SERVICES
88 W. CHURCH STREET, NEWARK, OHIO 43055
PHONE: (740) 345-4700 FAX: (740) 522-4706