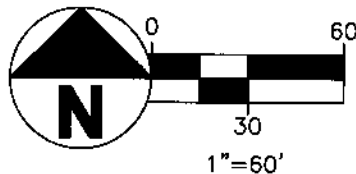


UNITED STATES POSTAL SERVICE 5.001 ACRES
 OR 31197 C14 010-184650
 S76°33'56"E 322.50' (322.11' MEASURED)

VIRGINIA MILITARY
 SURVEY NO. 1425
 CITY OF COLUMBUS &
 FRANKLIN TOWNSHIP
 COUNTY OF FRANKLIN
 STATE OF OHIO

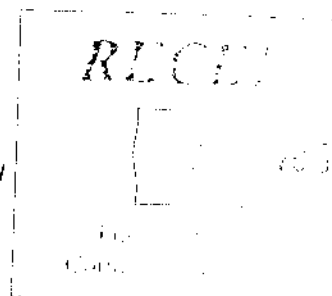
UNIFIED INVESTMENT
 CORP
 INST#200601130009171
 4.063 ACRES (DEED)
 3.800 ACRES (AUDITOR)
 010-121726



SYMBOL LEGEND

- I.P.S. - IRON PIN SET, 5/8" DIAMETER BY 30" LONG REBAR WITH "CW DESIGN GROUP" CAP
- - PK NAIL SET
- I.P.F. - IRON PIN FOUND
- ⊙ P.F. - IRON PIPE FOUND
- ▨ - PROPOSED R/W 0.311 ACRES

GROSS TAKE=0.311 ACRES
 PRO=0.274 ACRES
 NET TAKE=0.037 ACRES



MEADOW CREST PB 89 PG 60
 S13°55'11"W 454.75' (455.33' MEASURED)

LOT 34 P.F.
 LOT 35
 LOT 36
 LOT 37
 LOT 38
 LOT 39

BALALOSKI PROPERTIES LTD
 INST#200704170066859
 1.828 ACRES
 010-004395

INGRESS/EGRESS-
 DB 3452, PG 589 &
 DB 3669, PG 600

RADIUS=300.00'
 ARC LENGTH=46.54'
 DELTA=8°53'16"
 CHORD BEARING=N28°31'25"E
 CHORD DISTANCE=46.49'

RADIUS=30.00'
 ARC LENGTH=52.67'
 DELTA=100°35'10"
 CHORD BEARING=N26°12'49"W
 CHORD DISTANCE=46.16'

RADIUS=30.00'
 ARC LENGTH=22.43'
 DELTA=42°50'00"
 CHORD BEARING=N55°05'23"W
 CHORD DISTANCE=21.91'

PR RIGHT OF WAY
 CITY OF COLUMBUS
 0.037 ACRES

PR RIGHT OF WAY
 FRANKLIN TOWNSHIP
 0.274 ACRES

PR RIGHT OF WAY -

POINT OF BEGINNING

S80°20'39"E 59.77' PR RIGHT OF WAY -
 S13°29'11"W 12.00'
 S76°30'24"E 227.28'
 CITY OF COLUMBUS
 FRANKLIN TOWNSHIP

CLIME ROAD NORTH (60')
 N76°30'24"W 398.02'
 S13°55'11"W 30.00'
 N13°53'22"E 30.00'
 S76°30'24"E 131.51'

BASIS OF BEARINGS

THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS96). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE NORTH RIGHT OF WAY OF CLIME ROAD NORTH, HAVING A MONUMENTED BEARING OF NORTH 76°30'24" WEST IS DESIGNATED THE 'BASIS OF BEARING' FOR THIS DESCRIPTION.

REFERENCE DOCUMENTS:

THE DESCRIBED TRACT IS A PART OF AUDITOR'S TAX PARCEL NUMBER 010-121726 AND IS BASED ON INSTRUMENT NUMBER 200601130009171

I HEREBY CERTIFY THIS PLAT WAS BASED FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE IN DECEMBER 2019 AND TO THE BEST OF MY KNOWLEDGE DEPICTS THE BOUNDARY LINES.

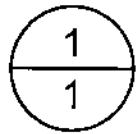
Charles A. Wagner
 CHARLES A. WAGNER, PS-8091
 CW DESIGN GROUP, LLC



Plat-RW.dwg - December 24, 2019 @ 10:54am - ©2019

CW Design Group
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PLAT



18-0011