

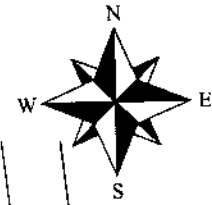
0 100 200



SCALE 1" = 100'

# PLAT OF SURVEY

BEING A PORTION OF AUDITORS PARCEL #222-000719,  
SITUATED IN: Quarter Twp. 3, Twp. 2, Range 6, U.S.M.L.,  
Located in the City of New Albany, Franklin County, Ohio



ROMANELLI and HUGHES BUILDING CO.  
I.N. 201907090083168

ELEANOR L. TAYLOR, TRUSTEE  
10.239 AC.  
I.N. 200901160006648

GRANGE SUBDIVISION  
P.B. 118, PG. 29

LOT 2

S 89°02'09" E 480.59'  
(468.22')

N 89°07'27" W  
249.35'

DIANA C. RIFE, TRUSTEE  
0.594 AC.  
I.N. 201407100088142

ANGELA & DEAN A. HALDEMAN  
3.792 AC.  
I.N. 201906040065517  
AUDITORS PARCEL  
#222-000682

S 01°46'20" E  
82.93'

S 86°36'39" E 289.94'

N 03°42'30" E 256.60'

HARLEM ROAD

S 86°13'29" E  
71.47'

S 01°46'20" E  
97.90'

N 01°46'20" W  
97.96'

S 86°13'29" E 264.24'

S 01°46'20" E  
30.0'

5171 HARLEM RD., LLC  
0.601 AC.  
I.N. 201706280088020

LOT 60

N 86°16'28" W 542.60'  
LOT 59

T.P.O.B. AUDITORS PARCEL  
#222-000719  
0.160 Ac. (229.42')

LOT 58

N 86°16'28" W  
71.46'

N 86°16'28" W 253.28'  
LOT 57

NEW ALBANY COUNTRY CLUB, SECTION 2  
P.B. 74, PG. 67

### LEGEND:

- ⊙ = 5/8" REBAR SET (w/ "B.L.SURVEYING-7980" CAP)
- ⊕ = PREVIOUSLY SET REBAR (AS NOTES ABOVE)
- = 3/4" IRON PIPE FOUND (unless otherwise noted)
- ◇ = SURVEY NAIL FOUND

### REFERENCES

- Auditors Tax Map
- Deeds as noted on Survey
- Monuments as shown on Survey
- Surveys of Record

Bearings are based on S 07° 11' 20" E, as shown hereon for the centerline of Harlem Road, as derived from GPS observations, utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with a 2011 NSRS adjustment.

I hereby certify that this boundary survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

**BENCHMARK LAND SURVEYING**  
3501 MANILA DRIVE  
WESTERVILLE, OH 43081  
(614) 794-9609 - Office  
bmlsurveying@yahoo.com

*William D. Beer* 9/18/19  
William D. Beer Date  
Registered Professional Surveyor No. 7980