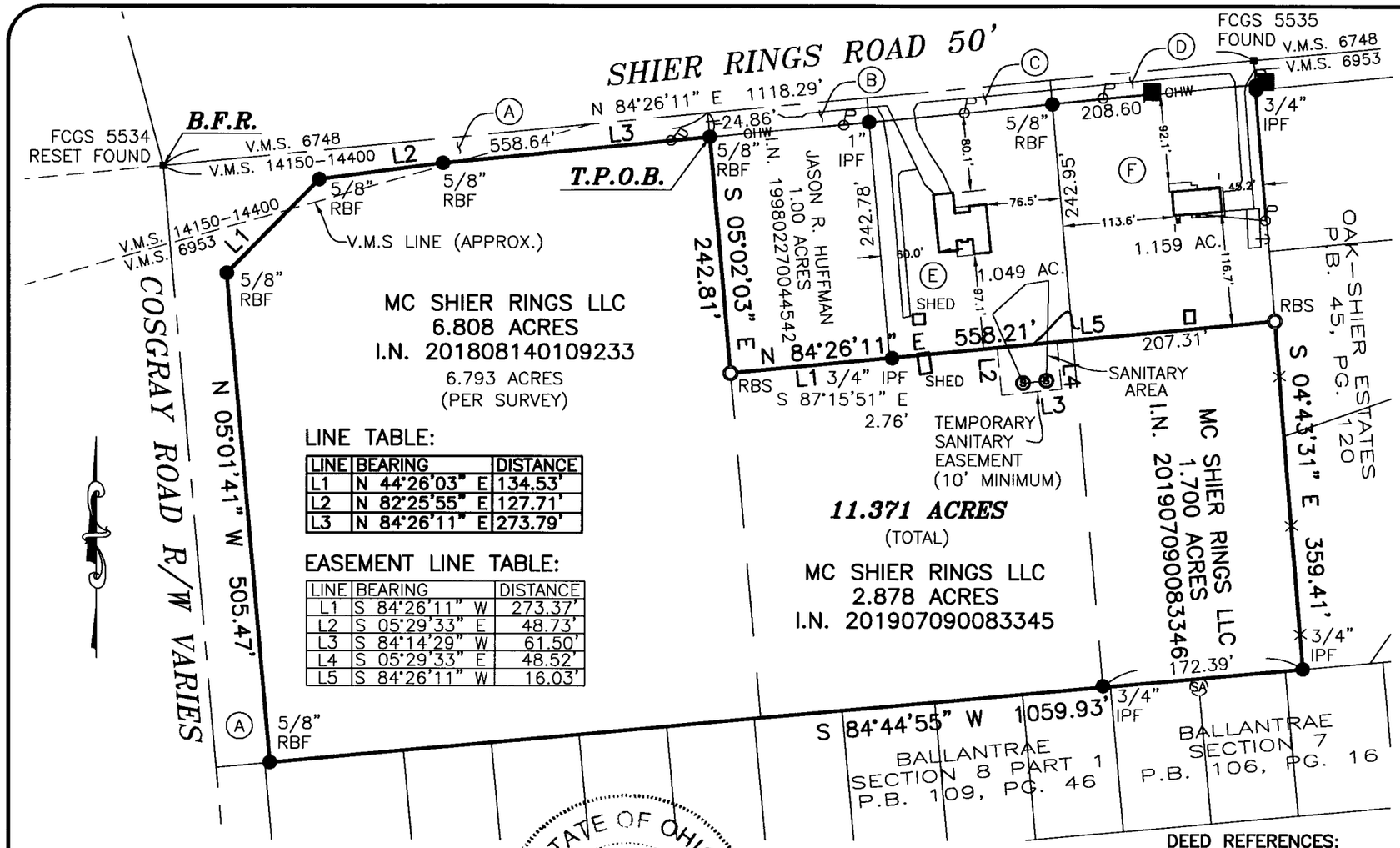

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 44°26'03" E	134.53'
L2	N 82°25'55" E	127.71'
L3	N 84°26'11" E	273.79'

EASEMENT LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 84°26'11" W	273.37'
L2	S 05°29'33" E	48.73'
L3	S 84°14'29" W	61.50'
L4	S 05°29'33" E	48.52'
L5	S 84°26'11" W	16.03'

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- F.C.G.S. FRANKLIN COUNTY ENGINEER CONTROL MONUMENT FOUND
- RBS REBAR SET
- UTILITY POLE
- CATCH BASIN
- SANITARY MANHOLE
- EXISTING FENCE LINE
- —OHW— OVER HEAD UTILITY WIRES

RECEIVED

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). 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 PORTION OF THE CENTERLINE OF SHIER RINGS ROAD, HAVING A BEARING OF N 84°26'11" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0100D, WITH AN EFFECTIVE DATE OF 6/18/2010, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

DEED REFERENCES:

(A) CITY OF DUBLIN
1.192 ACRES
I.N. 201207160101496

(B) CITY OF DUBLIN
0.093 ACRES
I.N. 201206110082412

(C) CITY OF DUBLIN
0.108 ACRES
I.N. 201206110082409

(D) CITY OF DUBLIN
0.120 ACRES
I.N. 201206220089837

(E) IMA MOORE
ORIGINAL 4.033 ACRES
I.N. 199811200299909

(F) BEATRICE L. BROGAN
ORIGINAL 3.000 ACRES
I.N. 200802260028751

GRAPHIC SCALE

0 75 150 300

(IN FEET)
1 inch = 150 ft.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN FEBRUARY OF 2019 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF OHIO
SCOTT D. GRUNDEI
S-8047
REGISTERED
PROFESSIONAL SURVEYOR

Scott D. Grundei 10/24/19

SCOTT D. GRUNDEI, P.S. DATE
REGISTERED SURVEYOR NO. 8047

DRAWN BY: DJH

SURVEY OF
2.878 ACRES
LYING IN
VIRGINIA MILITARY SURVEY
NO. 6953 & 14150-14400
TOWNSHIP OF WASHINGTON,
COUNTY OF FRANKLIN
STATE OF OHIO

LS GI LANDMARK SURVEY GROUP, INCORPORATED
2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003
DATE: 10/24/19
DATE: 10/16/19 FILE NO. 222991-02