

0 150 300



SCALE 1" = 150'

PLAT OF: TRACT / PARCEL DEFINITION

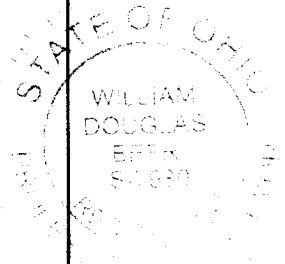
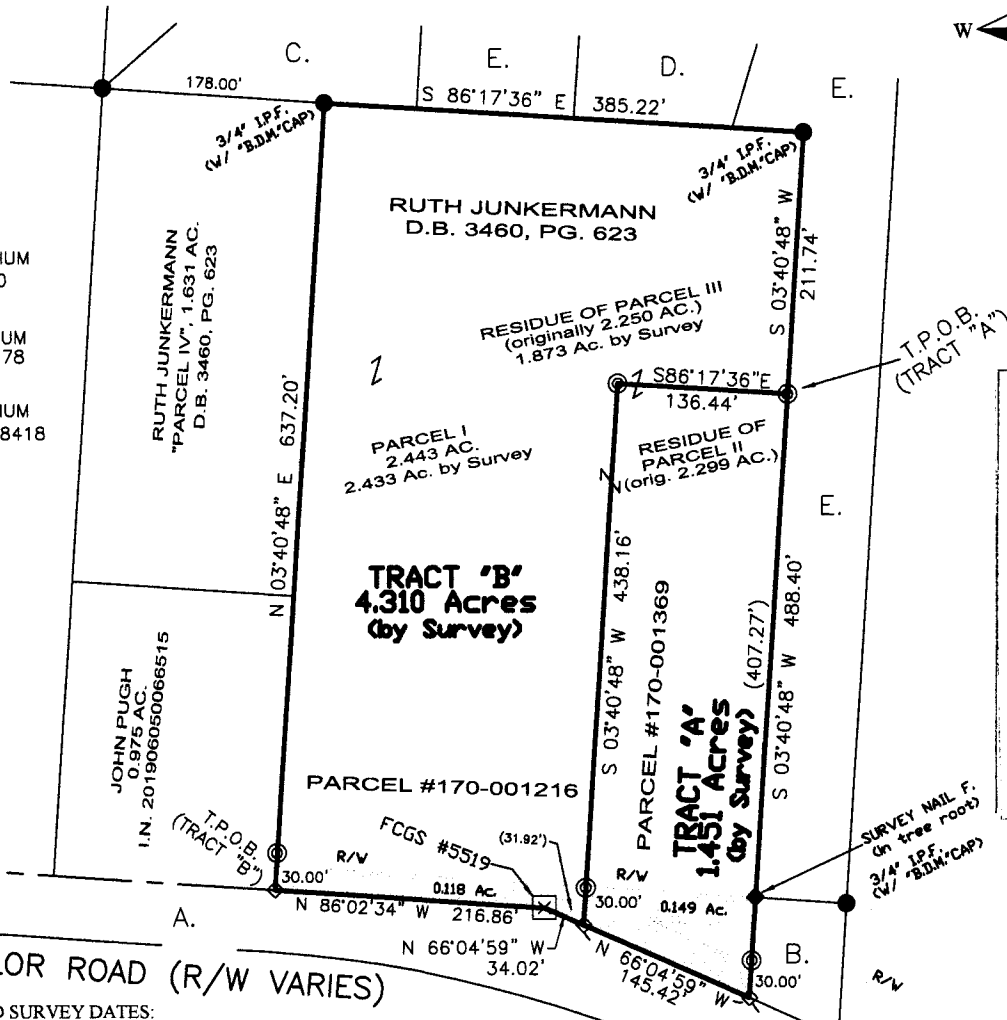
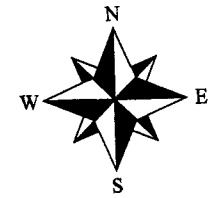
BEING TRACTS "A" (PARCEL #170-001216) & "B" (PARCEL # 170-001369) OUT OF TWO TRACTS LOCATED IN DAVID TAYLORS SUBDIVISION, P.B. 1, PG. 10, LOT 33, QUARTER TWP. 3, TWP. 1, RANGE 16, U.S.M.L., JEFFERSON TWP., FRANKLIN COUNTY, OHIO

LEGEND:

- ⊙ = 5/8" - REBAR SET (w/ "B.L.SURVEYING-7980" CAP)
- = 3/4" IRON PIPE FOUND (or otherwise noted)
- ⊠ = FRANKLIN COUNTY MONUMENT FOUND
- ◇ = SURVEY NAIL SET
- ◆ = SURVEY NAIL FOUND

ADJOINERS

- A. FRANKLIN COUNTY COMMISSIONERS
0.959 AC., I.N. 200604250077710
- B. CITY OF GAHANNA
0.159 AC., I.N. 200301220021474
- C. VILLAS AT HAWKS CREST CONDOMINIUM
THIRD AMENDMENT, C.P.B. 154, PG 40
I.N. 200509210197312
- D. VILLAS AT HAWKS CREST CONDOMINIUM
SECOND AMENDMENT, C.P.B. 144, PG 78
I.N. 200502220031616
- E. VILLAS AT HAWKS CREST CONDOMINIUM
C.P.B. 128, PG 17, I.N. 200403170058418



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.

William D. Beer 11/5/19

William D. Beer Date
Registered Professional Surveyor No. 7980

Bearings are based on S 86°02'34" E, as shown hereon for the centerline of Taylor 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.

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

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

FIELD SURVEY DATES:
Performed in October of 2019.

According to FEMA Flood Insurance Rate Map (FIRM) Index # 39049C0214K, 06/17/2008

