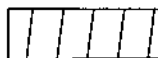

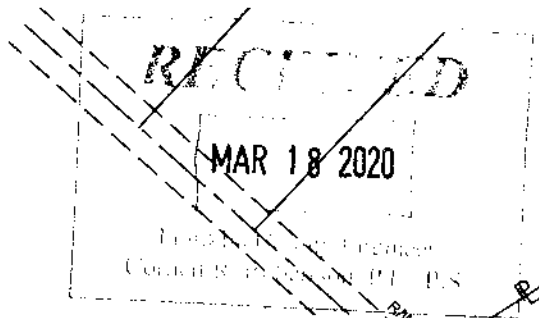


PLAT OF SURVEY

FOR THE DIVISION OF AN EXISTING 38.118 ACRE PARCEL WITH ONE 3.004 ACRE TRACT SPLIT FROM SAID EXISTING PARCEL WITH 35.114 ACRES REMAINING
Virginia Military Survey 1478
Brown Township, Franklin County, Ohio

TRACTS:

-  **Tract 5: 3.004 ACRES**
-  **Residue 35.114 ACRES**



REMAINDER: 1529563 Sq. Ft. - 35.114 Ac.
with 1.131 acres within the right of way limits of Walker Road and 0.015 acres within the right of way limits of Carter Road

1 PROPERTY OWNER
GARY L. DEVER, SOPHRONIA L. DEVER, DAVID M. DEVER
INST. 201611280162119. 47.450 Acres (after exceptions 38.118 Acres by Survey)

ADJOINING PROPERTY OWNERS

- (A) GLENN L. ELFRINK
ORV: 34060 G11
95.365 AC. (Auditor)
- (B) MARK E. REID & MICHAEL D. REID
INSTR. 200307180222061
17.163 AC. (Auditor)
- (C) GILL JASVIR
INSTR. 201705310072672
17.243 AC. (Auditor)
- (D) ROGER K. JEWELL, JR & LORI R. JEWELL
INSTR. 200305010127212
10.764 AC. (Auditor)
- (E) GARY DEVER and SCOTT DEVER
INSTR. 201102070019032
152.785 AC. (Auditor)
- (F) GARY L. & SOPHRONIA L. DEVER
DB 3598 PG. 395
1.779 AC. (Auditor)
- (G) GLENN L. ELFRINK, TRUSTEE, 1/2 INT. IN INSTR.
201006170075740, GLENN L. ELFRINK, 1/2 INT. IN
INSTR. 201005260064775 95.097 AC. (Auditor)
- (H) Fattorio Enterprises, LLC
IN 201906200105626
5.505 AC.
- (I) Nathan T. & Kaylee E. Bidwell
INSTR. 201809180126179
1.145 AC. (Auditor PID 120-000670-00)
- (J) GAY L. DEVER, PID 120-000837-00
ORV: 6353117
1.091 AC. (Auditor)
- (K) ARIN L. MONROE & KATHERINE F. MONROE, PID 120-001261-00
INSTR. 201611280162116
5.997 AC. (Auditor)
- (L) JOSEPH B. CARLUCCI & TATYANA I. CARLUCCI,
PID 120-001284-00, INSTR. 201901110004550, 3.024 AC.
- (M) GARY L. DEVER, SOPHRONIA L. DEVER, DAVID M. DEVER,
PID 120-001290-00, INSTR. 202002070019474, 6.309 AC.

LEGEND

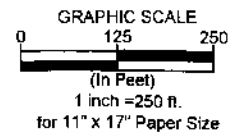
- IPF IRON PIPE FOUND
3/4" HOLLOW PIPE (Unless otherwise noted)
- IPS IRON PIPE SET
(3/4" I.D. HOLLOW STEEL PIPE, 30" LONG, WITH A PLASTIC CAP STAMPED "OHIO GEOMATICS").
- PKS IRON PIPE SET
(3/4" I.D. HOLLOW STEEL PIPE, 30" LONG, WITH A PLASTIC CAP STAMPED "S-7876").
- P.O.B. - POINT OF BEGINNING

NOTES: ALL REFERENCES HEREON ARE TO RECORDS IN THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO, UNLESS OTHERWISE STATED.

OTHER SOURCES OF INFORMATION: - FRANKLIN COUNTY GIS (for record areas)
- OFFICIAL RECORD 06353 119 - PRIOR DEED: - OFFICIAL RECORD 5599 A-01

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF WALKER ROAD AS DEFINED BY THE FRANKLIN COUNTY ENGINEER'S CENTERLINE SURVEY PLAT OF WALKER ROAD, DATED 10/28/2003, WITH SAID CENTERLINE BEARING BEING: N 47° 47' 54" W FOUND AT THE FRANKLIN COUNTY ENGINEERS OFFICE.

NO.	DATE	DESCRIPTION	BY



I do hereby certify that this drawing was prepared from deeds recorded in 2016, 2019, and 2020, and surveys performed in April 2017, December 2018, and February 2020 completed by Steven L. Lamphear, registered Ohio surveyor number 7876, and is correct to the best of my knowledge and belief.

STEVEN L. LAMPHEAR DATE 2-25-2020
REGISTERED PROFESSIONAL SURVEYOR NO. 7876

DESCRIPTION				
PLAT OF SURVEY				
LOCATION				
8300 CARTER ROAD				
BROWN TOWNSHIP, FRANKLIN CO., OHIO				
CLIENT				
GARY L. DEVER				
Diamond V, LLC Surveyors & Engineers 8205 Smith Calhoun Rd. - Plain City, OH 43064- (614) 620-0331				
DRAWN BY:	CHECKED BY:	CREWCHIEF:	PROJECT No.	SHEET
JW	SLL	-	901-02	1 OF 1
SCALE	DATE:			
AS SHOWN	10-18-2019			