

PLAT OF SURVEY

FOR THE DIVISION OF AN EXISTING 35.114 ACRE PARCEL WITH ONE 5.091 ACRE TRACT SPLIT FROM SAID EXISTING PARCEL WITH 30.023 ACRES REMAINING

Virginia Military Survey 1478
Brown Township, Franklin County, Ohio

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 201908200105626
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) BLAKE & MCKENZIE SCIPIO,
PID 120-001290-00, INSTR. 202005290074648, 6.309 AC.
- (N) GARY L. DEVER, SOPHRONIA L. DEVER, DAVID M. DEVER,
PID 120-001292-00, INSTR. 202004010044742, 3.004 AC.

TRACTS:

 **Tract 2: 5.091 ACRES**

 **Residue 30.023 ACRES**

RECEIVED
JUN 30 2020
Franklin County Planning Department
Franklin County, OH

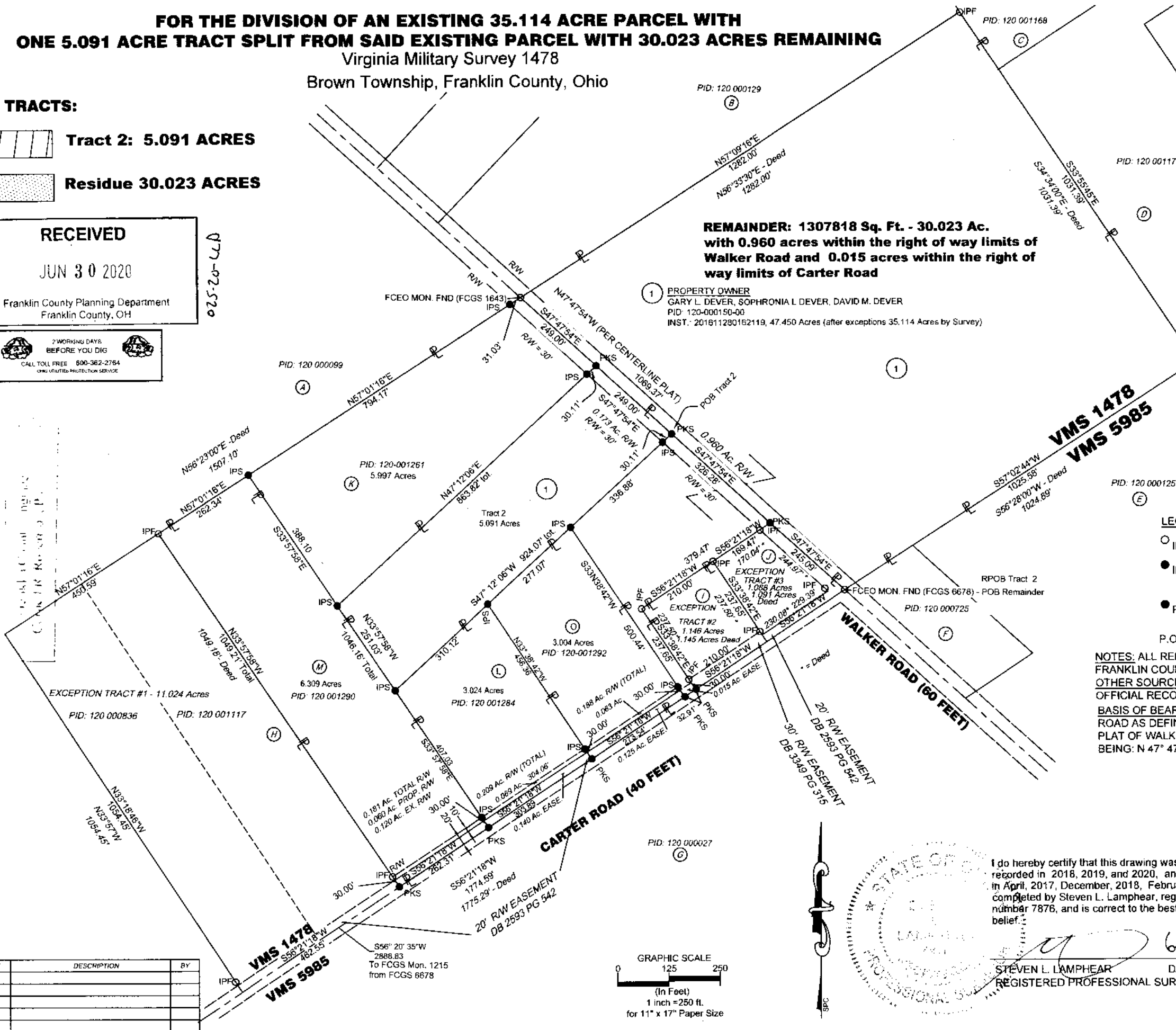

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

REMAINDER: 1307818 Sq. Ft. - 30.023 Ac.
with 0.960 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
PID: 120-000150-00
INST.: 201811280162119, 47.450 Acres (after exceptions 35.114 Acres by Survey)

RECEIVED

025-20-44D



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

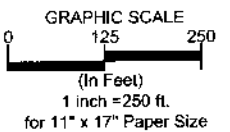
NOTES: ALL REFERENCES HEREON ARE TO RECORDS IN THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO, UNLESS OTHERWISE STATED.
OTHER SOURCES OF INFORMATION: - FRANKLIN COUNTY GIS (for record areas) - OFFICIAL RECORD 06353 H9 - PRIOR DEED: - OFFICIAL RECORD 5599 A-01
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 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.




I do hereby certify that this drawing was prepared from deeds recorded in 2018, 2019, and 2020, and surveys performed in April, 2017, December, 2018, February and April, 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 6-18-20
REGISTERED PROFESSIONAL SURVEYOR NO. 7876

NO.	DATE	DESCRIPTION	BY



DESCRIPTION PLAT OF SURVEY				
LOCATION 8300 CARTER ROAD BROWN TOWNSHIP, FRANKLIN CO., OHIO				
CLIENT GARY L. DEVER				
 Surveyors & Engineers 8205 Smith Calhoun Rd. - Plain City, OH 43064- (614) 620-0331				
DRAWN BY JW	CHECKED BY SLL	CREW/CHIEF -	PROJECT NO. 901-02	SHEET 1 OF 1
SCALE AS SHOWN		DATE 8-02-2020		