

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
PART OF SECTION 9, TOWNSHIP 11, RANGE 21,
U.S. CONGRESS LANDS

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 04°17'31" WEST, AS DETERMINED FOR THE CENTERLINE OF HAMILTON ROAD, AS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS, CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE.

IRON PINS:

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERTINENT DOCUMENTS:

DEEDS OF RECORD, ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD, HIGHWAY PLANS & TAX MAPS ON FILE AT FRANKLIN COUNTY.

NOTE:

THE ACREAGE SHOWN HEREON SHALL BE SUBJECT TO AND BENEFIT FROM A PROPOSED ACCESS EASEMENT AND SANITARY EASEMENT TO BE RECORDED WITHIN A SEPARATE DOCUMENT. APPROXIMATE LOCATION REFERENCED HEREON.

ACREAGE BREAKDOWN:

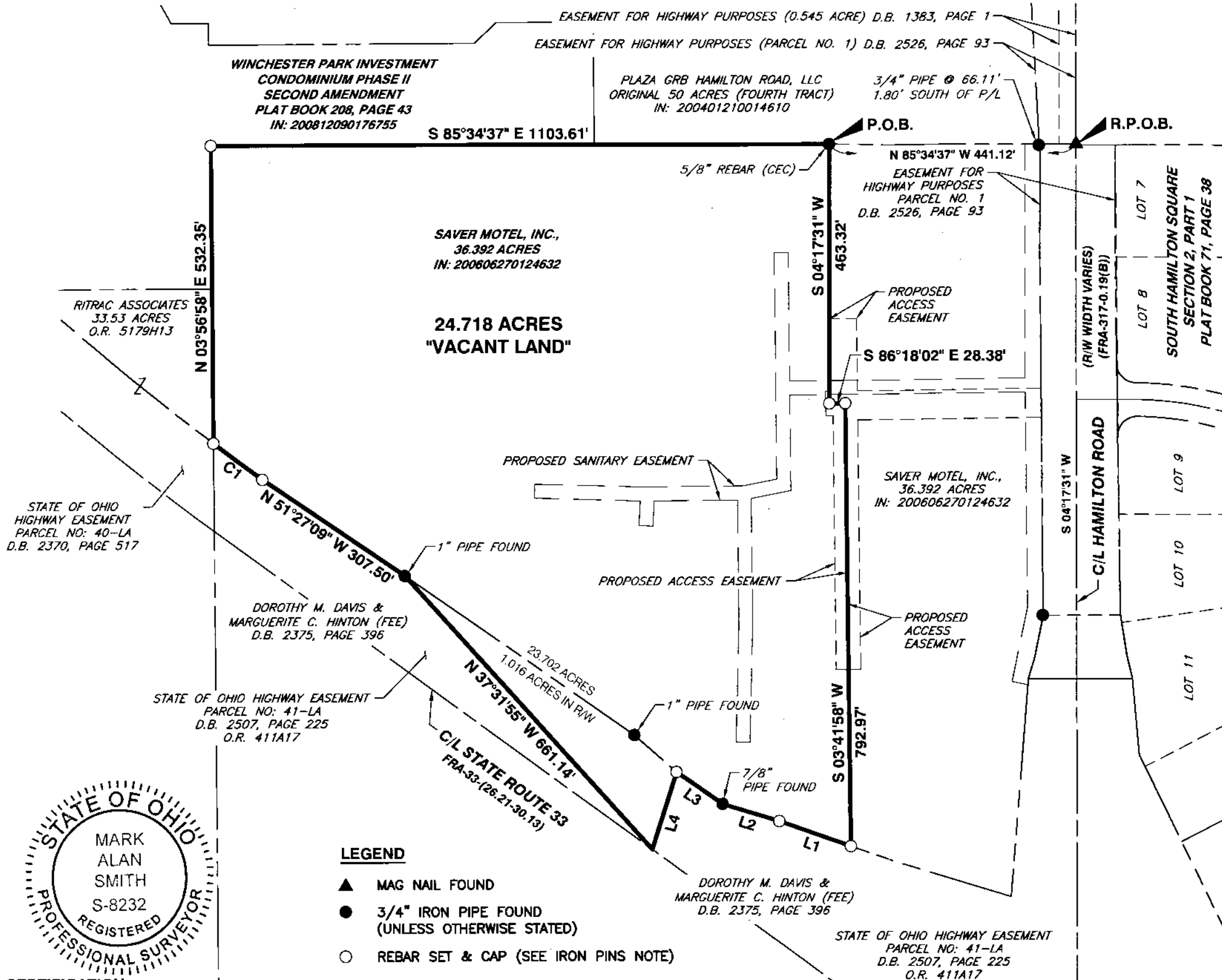
TOTAL ACREAGE: 24.718 ACRES
ACREAGE IN R/W: 1.016 ACRES
NET ACREAGE: 23.702 ACRES

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 66°06'06" W	136.03'
L2	N 68°41'33" W	105.95'
L3	N 50°32'53" W	100.02'
L4	S 21°47'20" W	145.78'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	5604.58'	1°06'38"	108.63'	N 48°50'50" W	108.63'



LEGEND

- ▲ MAG NAIL FOUND
- 3/4" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- REBAR SET & CAP (SEE IRON PINS NOTE)



CERTIFICATION:

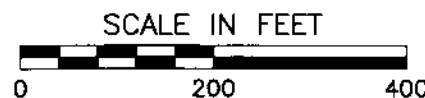
WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN AUGUST, 2019.

Mark Alan Smith

4/07/2020

MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. 8232

DATE



NORTH



Civil & Environmental Consultants, Inc.

250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
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www.cecinc.com

PLAT OF SURVEY

24.718 ACRE LOT SPLIT

DRAWN BY: KAS	CHECKED BY: MAS	APPROVED BY:	EXHIBIT: 1 OF 1
DATE: APRIL 2020	DWG SCALE: 1"=200'	PROJECT NO: 194-555	

KAS\SMITH\Share\LA-WORK FROM HOME\194-555 Hamilton Road Lot Split\194555-SV01-SRV-24.718 ac Lot Split.dwg[LAYOUT] LS:(4/6/2020 - kasmith) - LP: 4/6/2020 10:37 AM

RECORDED
APR 0 2020