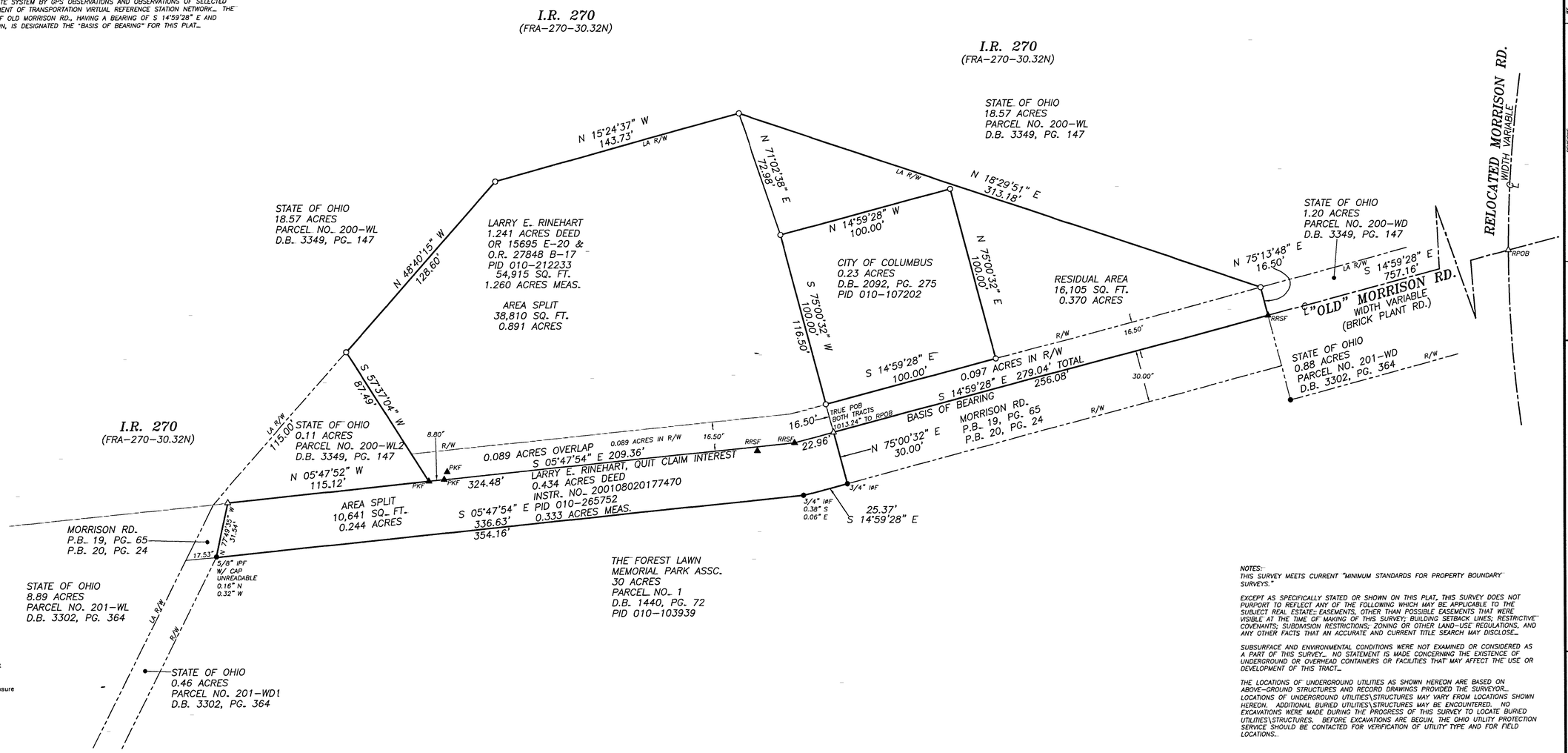
BOUNDARY SURVEY OF 1.268 ACRES AND 0.434 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING A PART OF THE THIRD QUARTER OF TOWNSHIP 1, RANGE 16, U.S. MILITARY LANDS, AND BEING ALL OF A 1.268 ACRE TRACT AS DESCRIBED IN A DEED TO LARRY E. RINEHART, OFFICIAL RECORD 15695 E-20 AND OFFICIAL RECORD 27848 B-17 AND PART OF A 0.434 ACRE TRACT AS DESCRIBED IN A QUIT CLAIM DEED TO LARRY E. RINEHART IN INSTRUMENT NO. 200108020177470, FRANKLIN COUNTY RECORDERS OFFICE.

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). 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 OLD MORRISON RD., HAVING A BEARING OF S 14°59'28" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

RECEIVED
DEC 01 2020
Franklin County Engineer
Cornell E. Gammill, P.E., P.S.



LEGEND

SAN	Sanitary
STM	Storm
MHO	Man Hole
	Storm Inlet
CI	Curb Inlet
CB	Catch Basin
⌀	Pipe
CO	Clean Out
DSD	Downspout Drain
	Fire Hydrant
GV	Valve Box
GM	Gas Meter
GV	Gas Valve
WM	Water Meter
WV	Water Valve
EM	Electric Meter
	Utility Pole
	Guy Wire
	Pole Numbers
	Gas Line Marker
	Light Pole
	Yard or Flood Light
T	Telephone Closure
E	Electric Closure
C	Cable Television Closure
	Fence
	Sign
CONC	Concrete
ASPH	Asphalt
	Stone Found
	Monument Box
	Iron Pin Set
	Iron Pin Found
	MAG Nail Set
	Railroad Spike Found
DV	Deed Volume
OR	Official Record
IN	Instrument Number
IPF	Iron Pin Found
IPF	Iron Pipe Found
RRSF	Railroad Spike Found
MNS	MAG Nail Set
LA	Limited Access
℄	Centerline
R/W	Right of Way
PID	Parcel ID

ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"

0' 30' 60' 90' 120'
GRAPHIC SCALE
1" = 30'

NOTES:
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES\STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES\STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES\STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. IN MAY OF 2020, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

RAYMOND J. WOOD — REG. SURV. 7745 — 8/7/20 DATE

STATE OF OHIO
RAYMOND J. WOOD
7745
REGISTERED
PROFESSIONAL SURVEYOR

REVISIONS	BY	DATE
ADDED PARCEL NO. 200-WL2	R/W	8/3/20
ADDED ANNOTATION, OWNER INTO	R/W	8/7/20

SCALE	1" = 30'				
DATE	5/23/20	DRN	R/W	CK'D	R/W
				APV'D	R/W

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J. & J. SURVEYING SERVICES, INC.
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JOB NUMBER
20-33