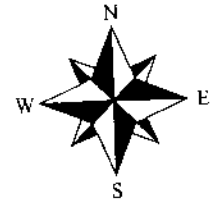


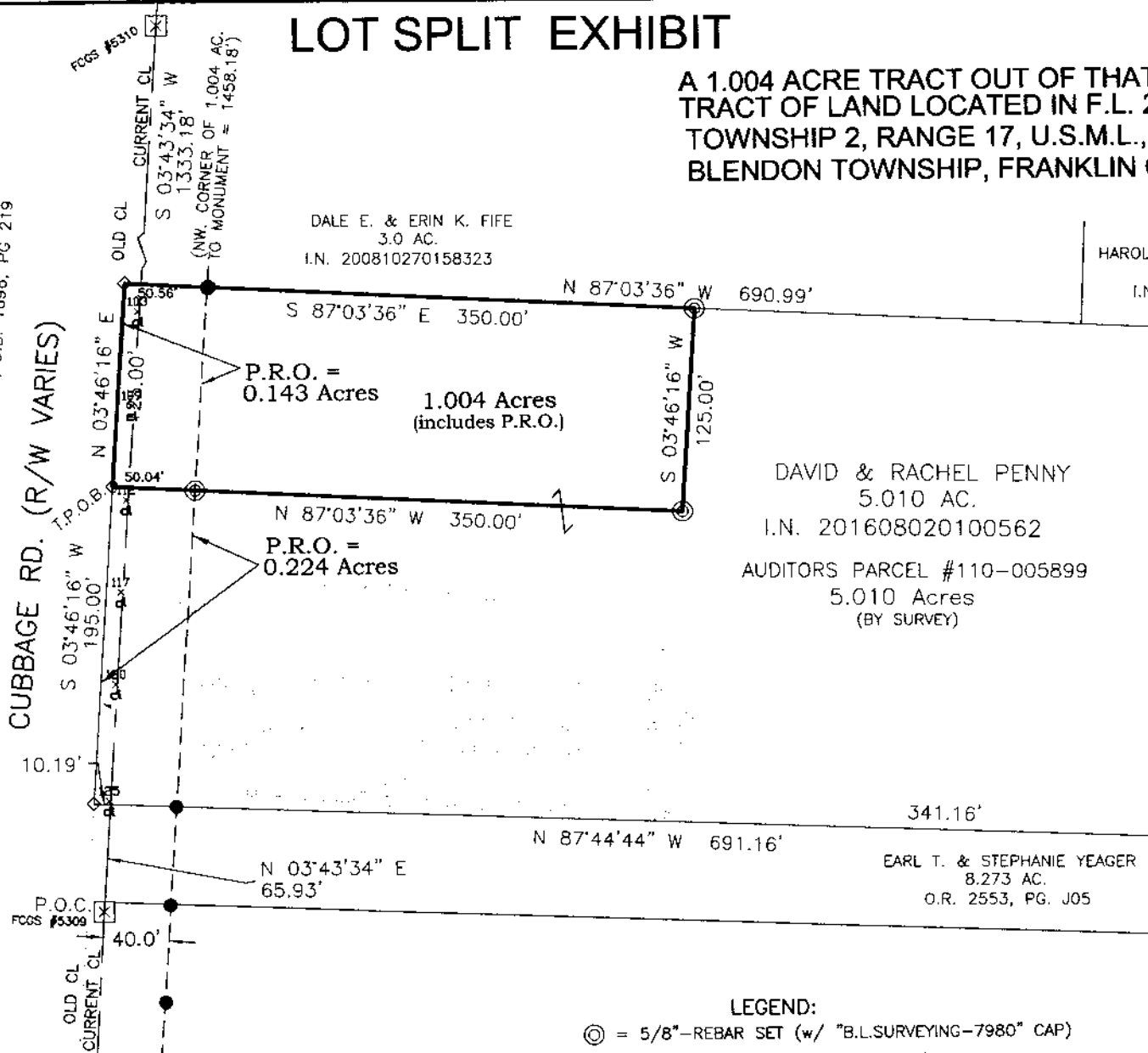
LOT SPLIT EXHIBIT

A 1.004 ACRE TRACT OUT OF THAT 5.010 ACRE TRACT OF LAND LOCATED IN F.L. 23, SECTION 1, TOWNSHIP 2, RANGE 17, U.S.M.L., SITUATED IN BLENDON TOWNSHIP, FRANKLIN COUNTY, OHIO



CITY OF COLUMBUS
989.65 AC., D.B. 1696, PG 219

CUBBAGE RD. (R/W VARIES)



HAROLD M. & HELEN JEAN EVANS
9.094 AC.
I.N. 202011050175355

DAVID & RACHEL PENNY
5.010 AC.
I.N. 201608020100562
AUDITORS PARCEL #110-005899
5.010 Acres
(BY SURVEY)

EARL T. & STEPHANIE YEAGER
8.273 AC.
O.R. 2553, PG. J05

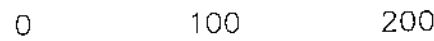
REFERENCES
Auditors Tax Map
Deeds as noted on Survey
Monuments as shown on Survey
Surveys of Record

FIELD SURVEY DATES:
Performed in 4/2017, 10/2018 & 1/2021

Bearings are based on N 03° 43' 34" E, as shown hereon for the centerline of Cubbage 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.

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.

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



SCALE 1" = 100'

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

William D. Beer 03/20/2021
Date
Registered Professional Surveyor No. 7980