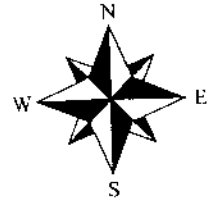
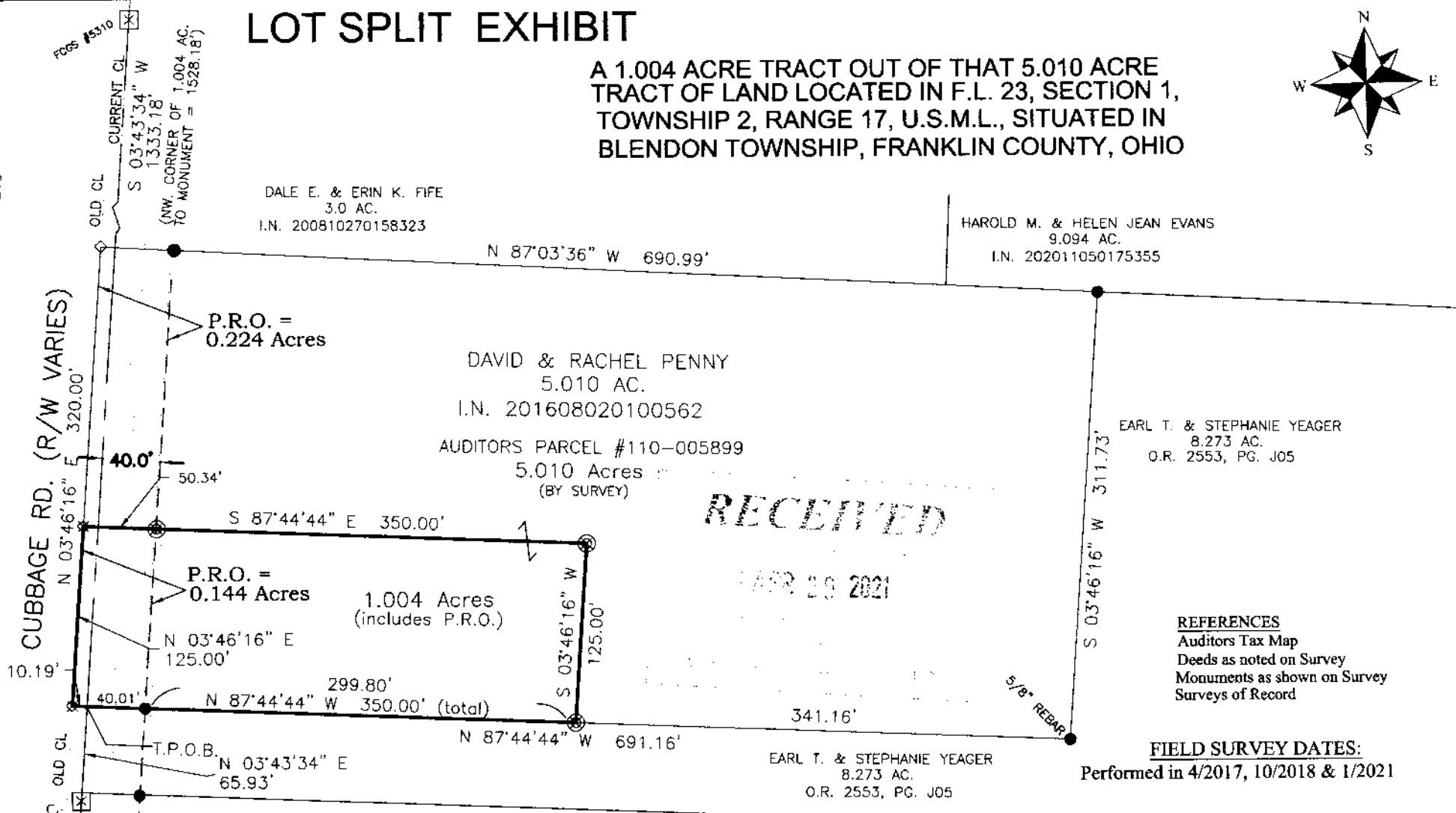


# LOT SPLIT EXHIBIT

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



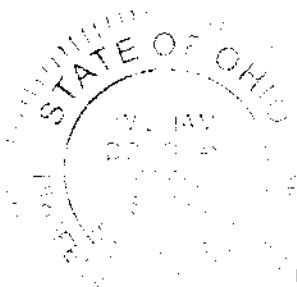
**RECEIVED**  
APR 20 2021

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

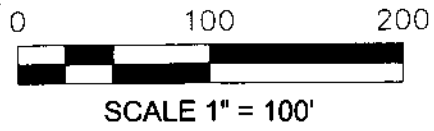
**FIELD SURVEY DATES:**  
Performed in 4/2017, 10/2018 & 1/2021

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



**BENCHMARK LAND SURVEYING**  
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WESTERVILLE, OH 43081  
(614) 794-9609 - Office  
bmlsurveying@yahoo.com

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