

LOT SPLIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY 1388

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S04° 33' 03"W	60.08'
L2	N87° 07' 45"W	8.47'
L3	S51° 28' 40"W	411.70'
L4	N02° 57' 14"E	20.43'
L5	S87° 07' 45"E	126.41'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C1	340.00'	287.55'	S68° 38' 32"W, 279.06'	48° 27' 26"	153.01'
C2	265.00'	148.63'	S67° 32' 43"W, 146.69'	32° 08' 07"	76.33'
C3	315.00'	494.34'	N47° 54' 44"E, 445.15'	89° 55' 01"	314.54'

- CESO IRON PIN LEGEND**
- 5/8" REBAR SET W/ CESO CAP
 - 5/8" REBAR FOUND W/ CESO CAP
 - ⊗ MAG NAIL SET

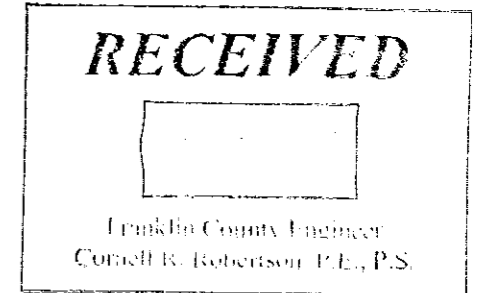
CITY OF GROVE CITY, OHIO
RESERVE "D"
BEULAH PARK SECTION 1
P.B. 127, PG. 49-57
PID: 040-016210-00

1.423 ACRE
LOT SPLIT

BP TH LLC
I.N. 202002030015887
13.148 ACRES
PID: 040-016052-00

GC BEULAH PARK INVESTMENTS LLC
12.721 ACRES
I.N. 202002240027212
PID: 040-016215-00

TOWNSEND CONSTRUCTION COMPANY
I.N. 201912230172808
34.658 ACRES
PID: 040-016219-00



BASIS OF BEARING
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 3°14'40" EAST FOR THE CENTERLINE OF DEMOREST ROAD BETWEEN FRANKLIN COUNTY MONUMENTS F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, AS SHOWN ON THE CENTERLINE SURVEY PLAY, SHEET 1 OF 2 FOR DEMOREST ROAD AND AVAILABLE TO THE FRANKLIN COUNTY ENGINEER'S OFFICE.



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5-6-21
DATE

LOT SPLIT			
BEULAH PARK GROVE CITY, OHIO		V.M.S. 1388 FRANKLIN COUNTY, OHIO	
SCALE: 1" = 100'	DATE: 4/30/2021		
DESIGN:	 WWW.CESOINC.COM	JOB NO.: 754907	
DRAWN: JEK		SHEET NO.: 1 OF 1	
CHECKED: JAM			