

LOT SPLIT

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

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N87° 07' 45"W	8.47'
L2	N02° 52' 15"E	70.00'
L3	S87° 07' 45"E	8.47'
L4	S45° 35' 11"E	70.00'
L5	S04° 33' 03"W	60.08'

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	270.00'	228.35'	N68° 38' 32"E, 221.60'	48° 27' 26"	121.50'

CESO IRON PIN LEGEND

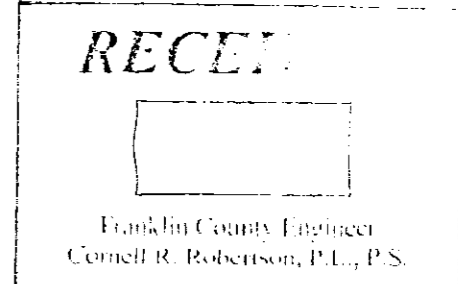
- 5/8" REBAR SET W/ CESO CAP
- 5/8" REBAR FOUND W/ CESO CAP
- ⊗ MAG NAIL SET

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

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.



Jeffrey A. Miller
JEFFREY A. MILLER, OHIO P.S. NO 7211
jeff.miller@cesoinc.com
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.:	
CHECKED: JAM		1 OF 1	