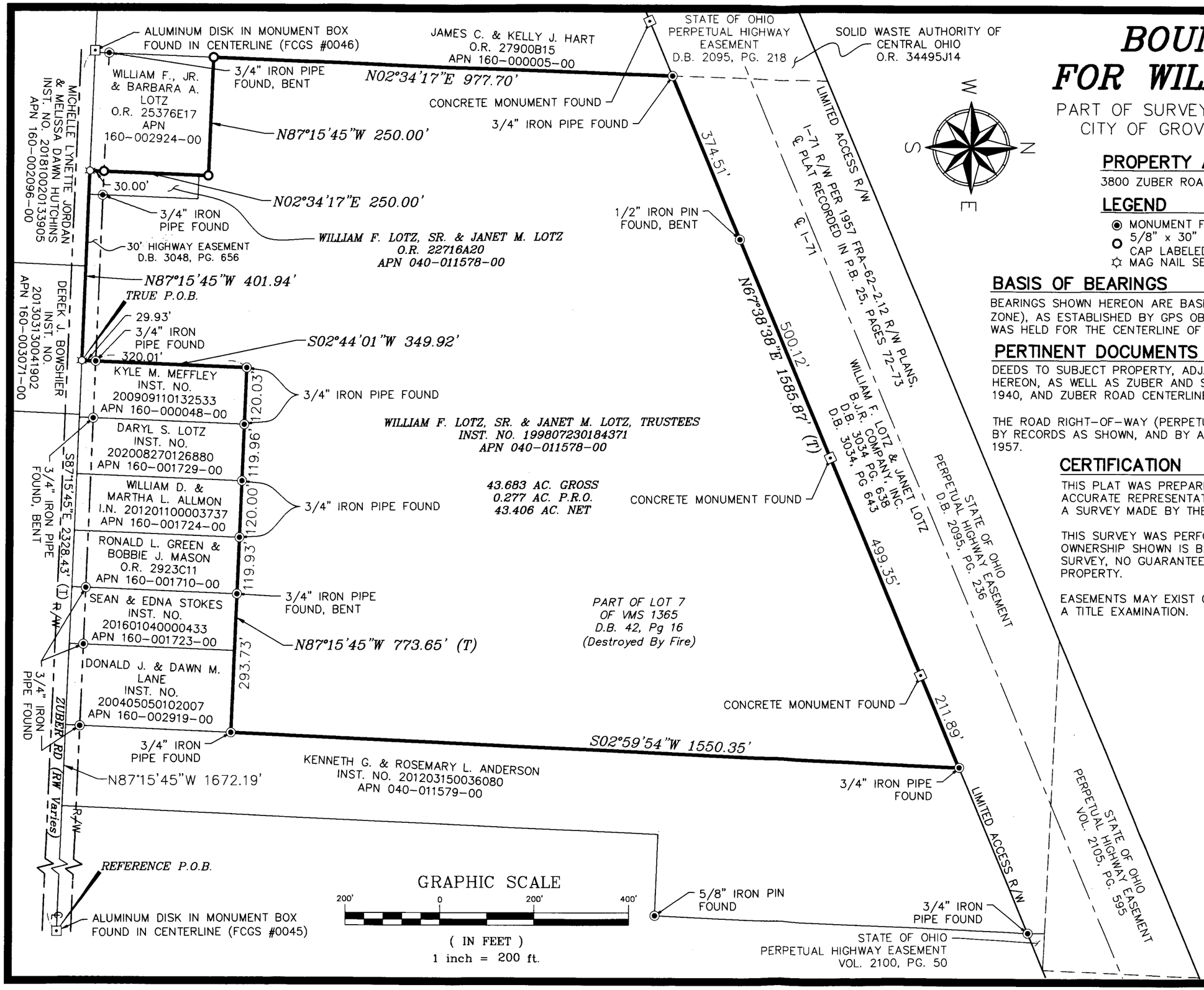
BOUNDARY SURVEY FOR WILLIAM F. LOTZ, JR

PART OF SURVEY 1365, VIRGINIA MILITARY DISTRICT
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO



PROPERTY ADDRESS

3800 ZUBER ROAD, GROVE CITY, OHIO 43123 (Auditor)

LEGEND

- ◉ MONUMENT FOUND AS NOTED
- O 5/8" x 30" REBAR W/YELLOW I.D CAP LABELED "SMART SERVICES"
- ☼ MAG NAIL SET

(M) MEASURED DISTANCE
(C) CALCULATED DISTANCE
(R) RECORD DISTANCE
(T) TOTAL DISTANCE

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATES (OHIO SOUTH ZONE), AS ESTABLISHED BY GPS OBSERVATION. A BEARING OF NORTH 87°15'45" WEST WAS HELD FOR THE CENTERLINE OF ZUBER ROAD BETWEEN FCGS #0045 AND FCGS #0046.

PERTINENT DOCUMENTS

DEEDS TO SUBJECT PROPERTY, ADJACENT PROPERTIES, AND ROAD RECORDS AS NOTED HEREON, AS WELL AS ZUBER AND SEEDS ROAD PLANS – FRANKLIN COUNTY ENGINEER 1940, AND ZUBER ROAD CENTERLINE SURVEY PLAT – FRANKLIN COUNTY ENGINEER 2010.

THE ROAD RIGHT-OF-WAY (PERPETUAL EASEMENT) FOR INTERSTATE 71 WAS ESTABLISHED BY RECORDS AS SHOWN, AND BY A SURVEY OF THE CENTERLINE OF THE SAME MADE IN 1957.

CERTIFICATION

THIS PLAT WAS PREPARED BY SMART SERVICES, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY THE SAME IN APRIL 2021.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

STATE OF OHIO
JOHN C. DODGION
S-8069
REGISTERED
SURVEYOR

06/01/2021

JOHN C. DODGION, REG. SURVEYOR NO. 8069

DRAWN BY: T. COLLINS	DATE: MAY 24, 2021
CHECKED BY: J. DODGION	DRAWING NO.: 800301.DWG
JOB NO.: 800301	SHEET 1 OF 1

PREPARED BY:
SMART
SURVEYING • ENGINEERING • ENVIRONMENTAL
SERVICES
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