

RECEIVED

FEB 11 2021

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

G-7-C

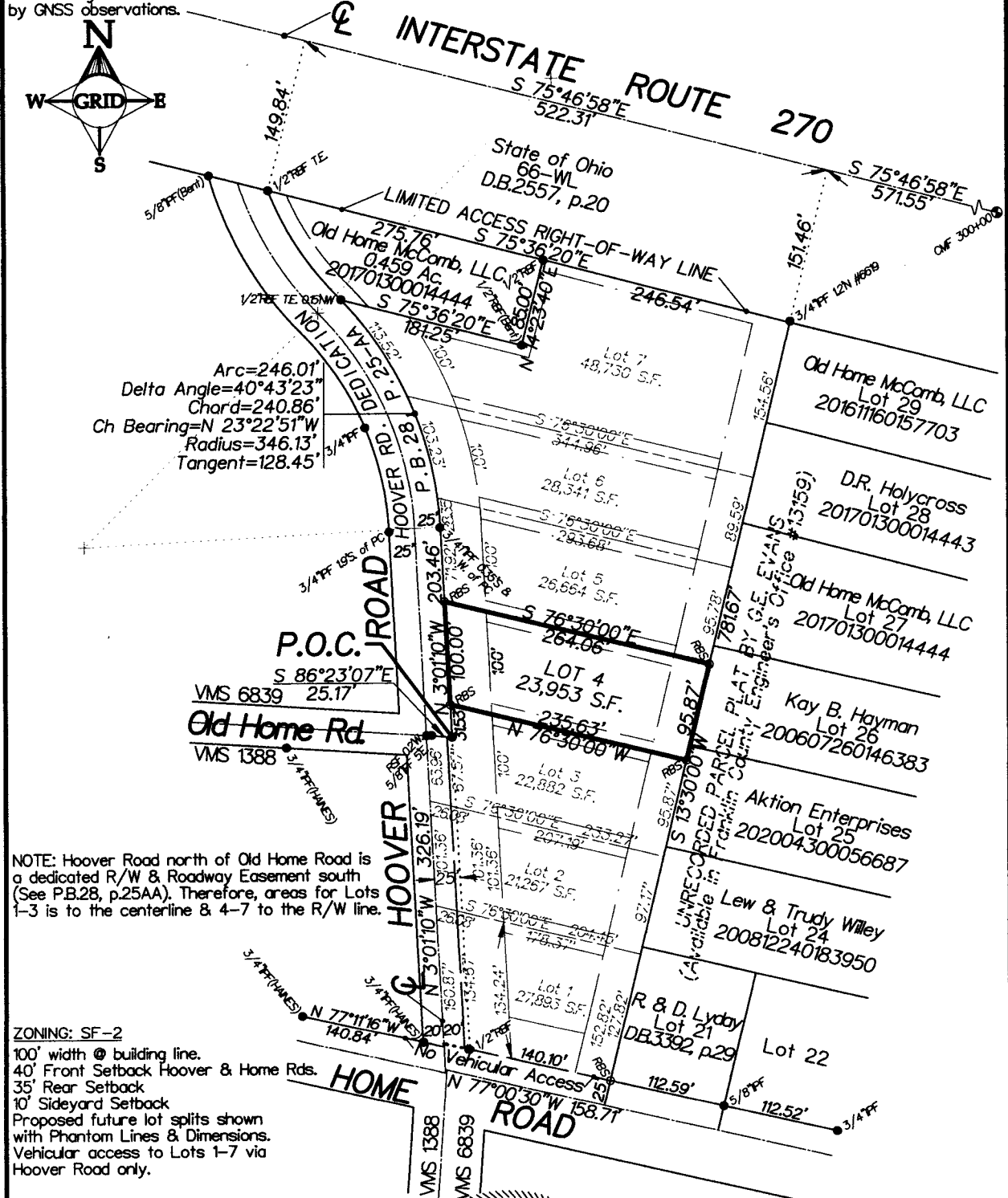
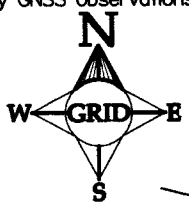
T TERRA
Surveying Services LLC

238 Academy Woods Drive
Gahanna, Ohio 43230-2184
614.471.0663
www.terrasurveyingservices.com

LOT SPLIT SURVEY OF 0.550 OF AN ACRE
LOCATED IN PART OF VIRGINIA MILITARY SURVEY NO. 6839
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR: **LARRY & PENNY J. GOHRING** **Field: 3 & 8 MARCH 2021** **PLAT BOOK 28, PAGE 25AA**
Plat: 12 APRIL 2021 **INSTRUMENT NO. 201909130118922**

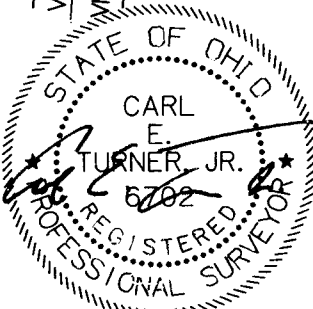
BASIS OF BEARINGS: GRID NORTH, Ohio SPC System (South Zone/NAD83 2011-Adj.) & the east property line bearing of South 13°30'00" West, as determined by GNSS observations.



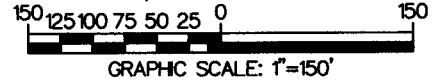
NOTE: Hoover Road north of Old Home Road is a dedicated R/W & Roadway Easement south (See P.B.28, p.25AA). Therefore, areas for Lots 1-3 is to the centerline & 4-7 to the R/W line.

ZONING: SF-2
100' width @ building line.
40' Front Setback Hoover & Home Rds.
35' Rear Setback
10' Sideyard Setback
Proposed future lot splits shown with Phantom Lines & Dimensions.
Vehicular access to Lots 1-7 via Hoover Road only.

SURVEYOR'S STATEMENT:
We Hereby Declare that the attached plat was prepared from an actual survey of the premises, that to the best of our knowledge, information and belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention, or those which we had special knowledge of are shown hereon. Any zoning, set back or sideyard data, underground public or quasi public utilities or substructures shown hereon are informational only.



SURVEY MONUMENTS: Found (F)=●, Set (S)=○; IP=Iron Pipe (ID); SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike; PS=Pony Spike; PK=PK Nail & RBS=5/8" rebar set with yellow cap inscribed TERRA SURVEY/TURNER PS6702.



NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL.