

RECLIVED

JUL 04 2021

G-S-B

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

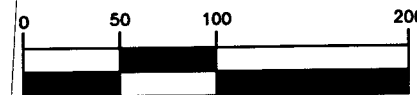
STATE PLANE COORDINATES
NAD 83(2011) OHIO SOUTH ZONE
FCGS 6006: N 704212.264 E 1818982.570
FCGS 6007: N 705437.149 E 1819048.915
FCGS 6005: N 704322.849 E 1817637.347
TO CONVERT GRID TO GROUND
MULTIPLY BY 1.000047097

SECONDARY POINT OF REFERENCE FOR 3.382 ACRES FCGS MON #6005

EXHIBIT OF 3.382 ACRES VIRGINIA MILITARY SURVEY NO. 420 & 717 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

For the purpose of this description, a bearing of North 85°18'02" West, was used on a portion of the centerline of Stimmel Road as found between FCGS #6006 and FCGS #6005, and is based upon the Ohio South Zone - State Plane Coordinate System, NAD83(2011), epoch Jan 01, 2010, as determined by measurements with GNSS receivers.

This exhibit was prepared by John W. Evers, P.S. 7869, of Precision Surveying Services, LLC, from an actual boundary survey performed in June of 2021. All iron pipes set are 3/4" inside diameter and 30" in length, with plastic cap stamped "PSS 7869".



(IN FEET)
1 inch = 100 ft.

Acreage Breakdown:
1.775 acres estimated from Virginia Military Survey No. 420
1.607 acres estimated from Virginia Military Survey No. 717
3.073 acres from Parcel No. 570-104610-00
0.309 acres from Parcel No. 570-104609-00

PLAT 1247 LLC
INST. 201609160125607
17.964 AC
PPN: 140-005288-00

POINT OF REFERENCE FOR 3.382 ACRES FCGS MONUMENT #6006 FOUND

STIMMEL ROAD STORAGE AND RENTALS LLC
INST. 201509160130214
2.312 AC
PPN: 140-000398-00

N 85°18'02" W 1349.82' TO FCGS MON# 6005
AT INT. WITH BROWN RD.
STIMMEL RD.

TRUE PLACE OF BEGINNING FOR 3.382 ACRES

formerly the location of a punched 'X' on top of an 8 inch steel gate post which has now been removed, not possible to set iron pipe.

FRANKLIN MANOR ASSOCIATES
DEED BK. 3149, PAGE 329
16.817 ACRES
PPN: 570-129649-00

KIRK EXCAVATING AND CONSTRUCTION, INC.
PARCEL 1
0.855 ACRES
PPN: 570-191407-00

IRON PIPE SET

S 84°55'40" E

ARNOLD SCOTT AND JOYCE SCOTT ORV 15582 H20 113.136 ACRES 3.382 AC. PPN: 570-104610-00

MOSTLY BURIED T-POST FOUND LEANING NORTHERLY

532.09' S 85°00'33" E 782.00'

SEE SHEET 2 OF 2

531.10' N 85°00'33" W 720.27'

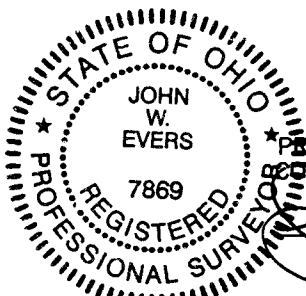
IRON PIPE SET

IRON PIPE SET

PARCEL 1 - TRACT 1
8.649 ACRES
PPN: 570-191407-00

- (A) N 85°18'02" W 30.00'
- (B) S 04°41'58" W 30.00'
- (C) S 85°18'02" E 60.85'
- (D) N 85°18'02" W 60.61'
- (E) N 04°42'53" E 75.00'

KIRK EXCAVATING AND CONSTRUCTION, INC.
INST. 201810030134497
PARCEL 3
6.376 ACRES
PPN: 570-191407-00



PRECISION SURVEYING SERVICES, LLC
CONSULTING SURVEYORS

JOHN W. EVERS P.S. 7869
JULY 05, 2021

CLIENT
KIRK EXCAVATING AND CONST., INC.

PRECISION SURVEYING SERVICES, LLC.

9055 S.R. 56 S.E.
MT. STERLING, OHIO 43143
CELL ~ (614) 595-9412 OFFICE ~ (740) 845-1422

DRAWN BY: JWE	CHECKED BY: JWE	ORDER No.	AREA No.	SHEET
SCALE: 1"=100'	DATE: JULY 02, 2021		FRA	1 OF 2