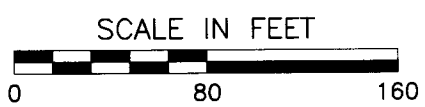


PLAT OF SURVEY

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



LEGEND

- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
- REBAR SET & CAP (SEE IRON PINS NOTE)
- PERMANENT MARKER (1" REBAR FOUND)
- PERMANENT MARKER (1" REBAR SET)

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 80°09'13" WEST, WAS HELD ON THE SOUTH LINE OF LOT 4, BROADWAY COMMERCIAL CENTER OF RECORD IN PLAT BOOK 88, PAGE 77, SAID BEARING IS BASED ON OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD83) AS ESTABLISHED FROM A GPS SURVEY PERFORMED IN FEBRUARY OF THE YEAR 2019.

IRON PINS:

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERTINENT DOCUMENTS:

DEEDS OF RECORD, ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT FRANKLIN COUNTY.

NOTES:

*BALTIMORE AND OHIO RAILWAY, DEED BOOK 592, PAGE 1, NOW KNOWN AS CSX TRANSPORTATION INC., SUCCESSOR BY MERGER, WHOSE MERGER DOCUMENTS HAVE BEEN SUMMARIZED AND RECORDED AS OFFICIAL RECORD 13276 A16 AND OFFICIAL RECORD 13276 B15 SUBSEQUENTLY RE-RECORDED AS OFFICIAL RECORD 13283 G13.

CERTIFICATION:

WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN FEBRUARY, 2019.

Michael J. Ward

9/1/21

MICHAEL J. WARD
PROFESSIONAL LAND SURVEYOR NO. 8808

DATE



Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

FARM BANK WAY
CITY OF GROVE CITY
COUNTY OF FRANKLIN, OHIO

PLAT OF SURVEY
4.505 ACRE TRACT

DRAWN BY:	DLB	CHECKED BY:	KAS	APPROVED BY:	MTW	EXHIBIT:	2 of 2
DATE:	JANUARY 2021	DWG SCALE:	1"=80'	PROJECT NO:	310-415		

P:\310-000\310-415\Survey\DWG\310415-SV01-SRV.dwg(4.505 AC) LS:(2/5/2021 - abischhoff) - LP: 9/1/2021 10:16 AM

