

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 40°35'42" WEST, AS DETERMINED FOR THE CENTERLINE OF BUCKLES COURT NORTH, OF RECORD IN PLAT BOOK 125, PAGE 25, BASED ON FIELD OBSERVATIONS PERFORMED IN DECEMBER, 2020 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT).

IRON PINS:

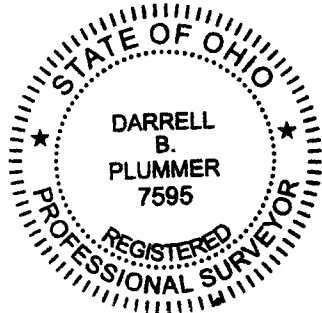
ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

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.

LEGEND

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



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 DECEMBER, 2020.

Darrell B. Plummer 2/1/2021
 DARRELL B. PLUMMER DATE
 PROFESSIONAL LAND SURVEYOR NO. 7595

RECEIVED

JUL 07 2021

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

CRESCENT AT CENTRAL PARK
SECTION 1
PLAT BOOK 125, PAGE 25

LOT 1

S 84°51'08" E 406.15'

N 05°51'35" W 16.33'

RESERVE "A"

N 18°21'04" E
127.34'

1.568 ACRES
(VACANT LAND)

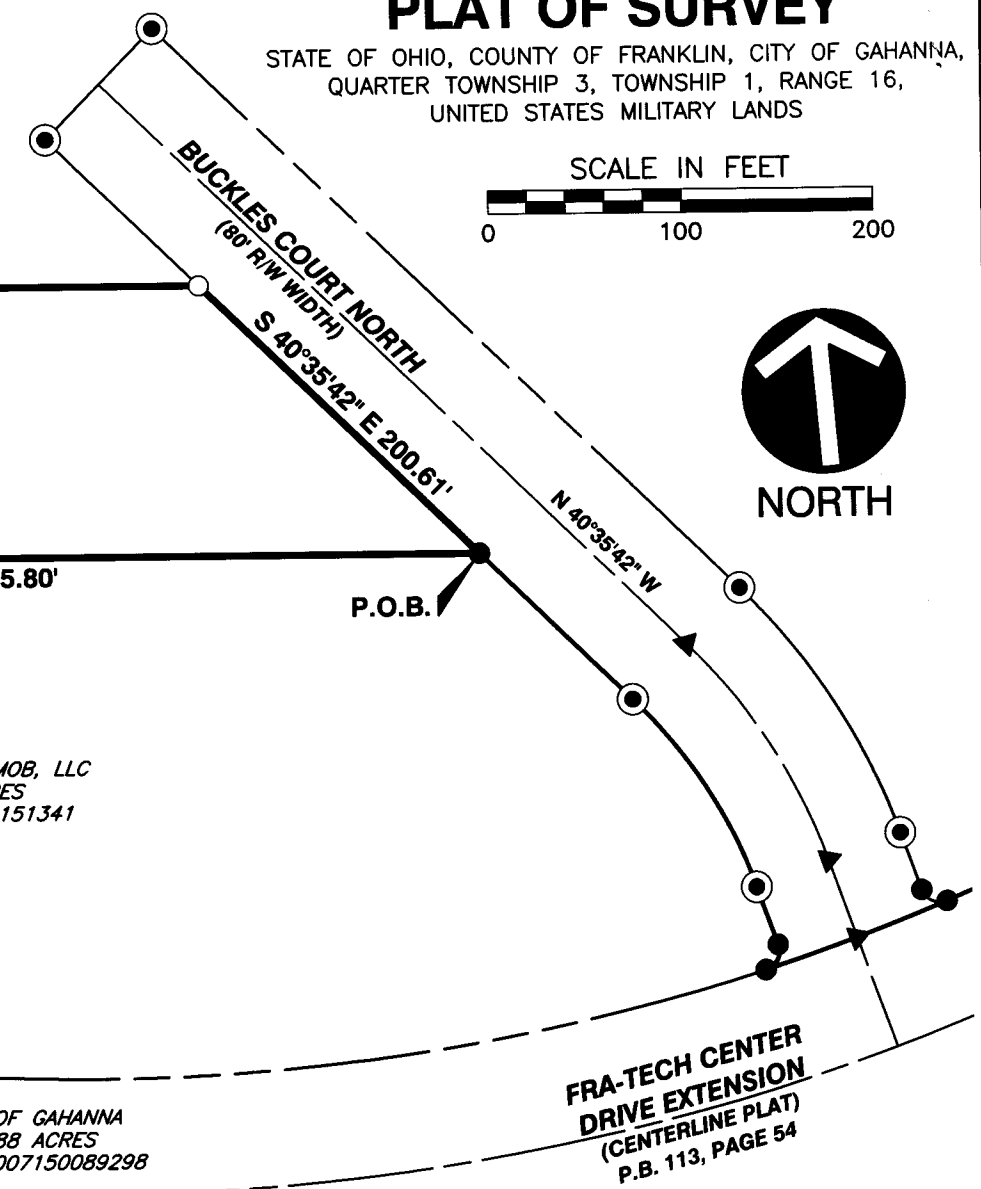
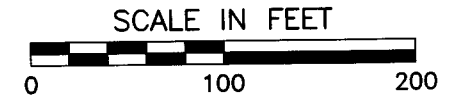
N 84°51'08" W 575.80'

WALNUT CREEK MOB, LLC
4.073 ACRES
IN: 201710270151341

CITY OF GAHANNA
7.488 ACRES
IN: 201007150089298

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16,
UNITED STATES MILITARY LANDS



Civil & Environmental Consultants, Inc.

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

CRESCENT AT CENTRAL PARK

1.586 ACRES

DRAWN BY:	KAS	CHECKED BY:	MJW	APPROVED BY:	DBP	EXHIBIT:	SRV
DATE:	JANUARY 2021	DWG SCALE:	1"=100'	PROJECT NO:	310-060		

P:\310-000\310-060\Survey\Draw\310060-SRV-1.568 AC.dwg[LAYOUT] LS:(2/1/2021 - kasmith) - LP: 2/1/2021 5:45 AM