

# COMPASS

## SURVEYING SOLUTIONS

ORDER NO.: 423B-21

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COMPASSSURVEYING@HOTMAIL.COM

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND BEING PART OF VIRGINIA MILITARY SURVEY NO. 6839

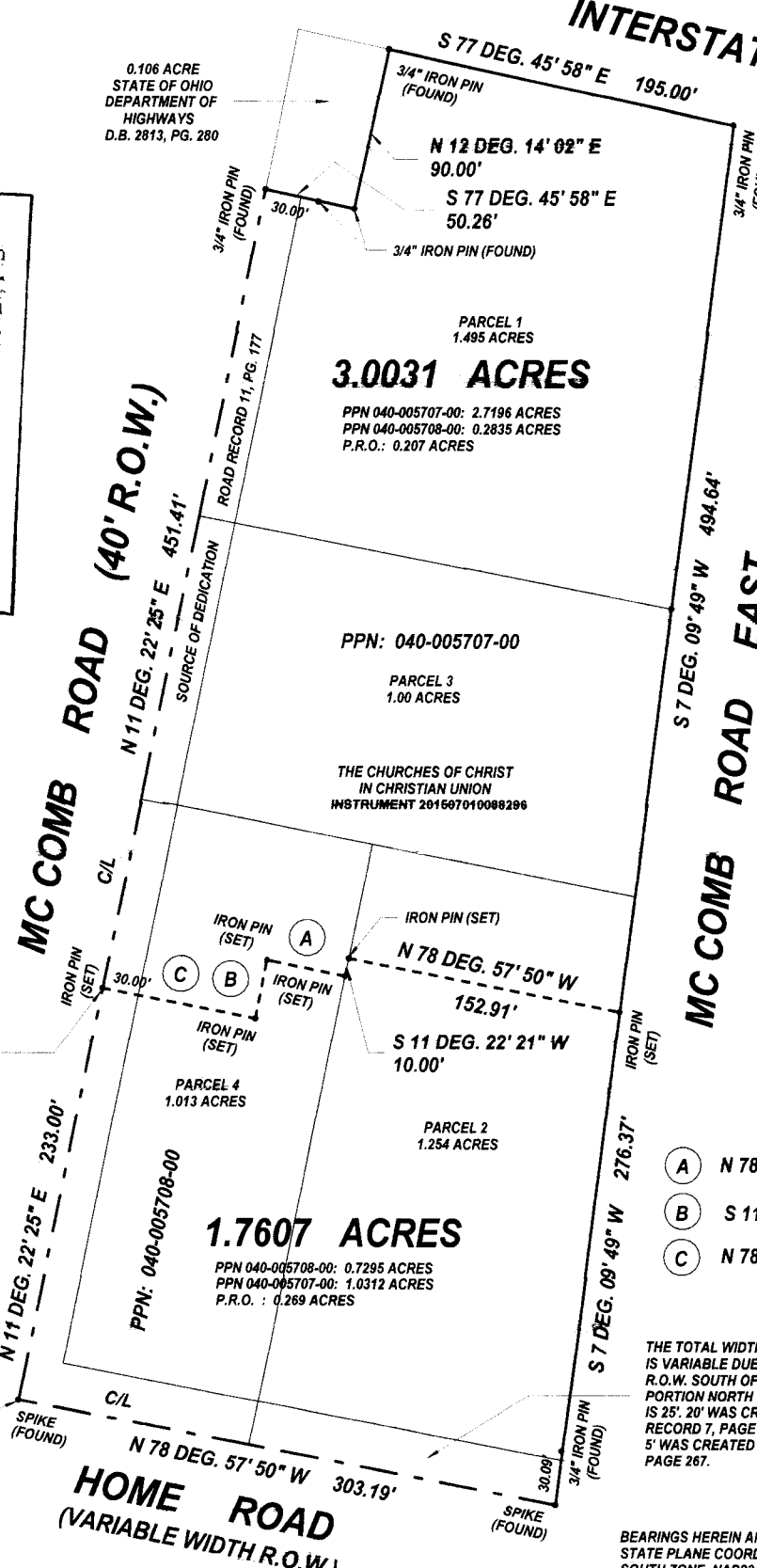
BOUNDARY SURVEY OF A 3.0031 ACRE TRACT OF LAND ON THE EAST SIDE OF MC COMB ROAD AND NORTH OF HOME ROAD, CITY OF GROVE CITY, OHIO.

STATE OF OHIO  
D.B. 2813, PG. 278

FRA-270-6.09S  
**INTERSTATE 270**

0.106 ACRE  
STATE OF OHIO  
DEPARTMENT OF  
HIGHWAYS  
D.B. 2813, PG. 280

**RECEIVED**  
OCT 13 2021  
Franklin County Engineer  
Cornell K. Robertson, P.E., P.S.



**3.0031 ACRES**  
PPN 040-005707-00: 2.7196 ACRES  
PPN 040-005708-00: 0.2835 ACRES  
P.R.O.: 0.207 ACRES

**1.7607 ACRES**  
PPN: 040-005708-00  
PPN 040-005708-00: 0.7295 ACRES  
PPN 040-005707-00: 1.0312 ACRES  
P.R.O.: 0.269 ACRES

- A N 78 DEG. 37' 39" W 44.19'
- B S 11 DEG. 2' 10" W 33.00'
- C N 78 DEG. 57' 50" W 86.00'

THE TOTAL WIDTH OF HOME ROAD IS VARIABLE DUE TO THE PLATTED R.O.W. SOUTH OF CENTERLINE. THE PORTION NORTH OF THE CENTERLINE IS 25' 20" WAS CREATED BY ROAD RECORD 7, PAGE 369. AN ADDITIONAL 5' WAS CREATED BY ROAD RECORD 15, PAGE 267.

BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS), AS ESTABLISHED USING GPS OBSERVATIONS PROCESSED AGAINST THE OHIO CORS NETWORK, WITH THE CENTERLINE OF MC COMB ROAD BEING N 11 DEG. 22' 25" E, AND ARE USED TO DENOTE ANGLES ONLY.

SCALE: 1" = 100'  
0 50' 100' 150'

We hereby certify that the foregoing BOUNDARY SURVEY was prepared in accordance with Chapter 4733-37, Ohio Administrative Code. All iron pins denoted as "set" are 5/8" (I.D.) x 30" iron pipe with a red plastic cap stamped "COMPASS S7272" (unless noted) and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others. Prepared from existing deed, plat and survey records and also an actual field survey of the premises in June of 2021.

July 29, 2021

10/07/2021

By   
G. Dean Erlenbach  
Ohio Registered Surveyor No. 7272

STATE OF OHIO  
G. DEAN ERLENBACH  
7272  
PROFESSIONAL SURVEYOR