

BOUNDARY SURVEY 2.104 ACRES

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PRAIRIE,
AND BEING IN VIRGINIA MILITARY DISTRICT SURVEY NUMBER
1425, AND PART OF LOT 17 OF M.L. SULLIVAN'S LAND AS
RECORDED IN PLAT BOOK 11, PAGE 21

WEST BROAD STREET
(U.S. 40) (VARIES)
(PUBLIC ROADWAY)

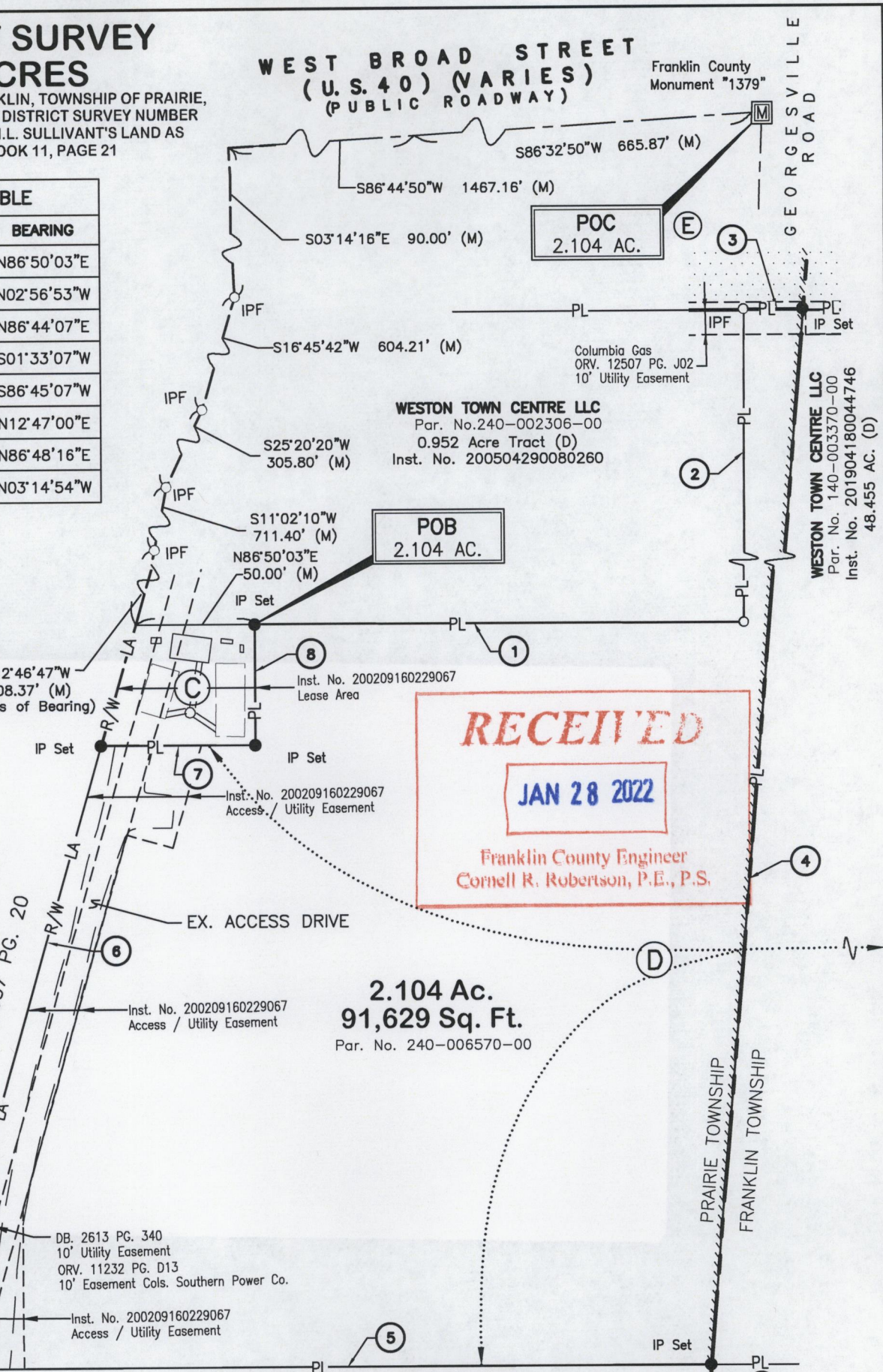
Franklin County
Monument "1379"

LINE TABLE		
LINE	LENGTH	BEARING
1	203.93'	N86°50'03"E
2	181.00'	N02°56'53"W
3	24.87'	N86°44'07"E
4	490.97'	S01°33'07"W
5	327.32'	S86°45'07"W
6	269.05'	N12°47'00"E
7	64.36'	N86°48'16"E
8	50.00'	N03°14'54"W

- LEGEND**
- PL Property Line
 - R/W Right-of-Way
 - POC Point of Commencement
 - POB True Point of Beginning
 - Mag Spike set (If denoted) or Iron Pin Set
 - Iron Pin Found (IPF)

INTERSTATE ROUTE 270
 (PUBLIC ROADWAY)
 (No Access Permitted)
 STATE OF OHIO
 PARCEL 4-WL D.B. 2557 PG. 20

- OWNERS**
- (A) **RG TOWNHOMES LLC**
Par. No. 240-005187-00
1.97 Acre Tract
Inst. No. 201404280051697
 - (B) **RG TOWNHOMES LLC**
Par. No. 140-007136-00
6.381 Acre Tract
Inst. No. 201404280051697
 - (C) **GLOBAL SIGNAL ACQUISITIONS IV LLC**
Par. No. 240-006873-00
0.066 Acre Tract
Inst. No. 202006110081773
EXCEPTION 0.066 AC
 - (D) **WESTON TOWN CENTRE LLC**
13.074 Acre (D)
Inst. No. 200506210120540
Par. No. 240-006570-00



BASIS OF BEARINGS:
Bearings Referenced Herein Are Based On A Portion Of The Easterly Line Of Interstate Route 270 As Being North 12° 46' 47" East As Determined By Gps Observations Utilizing Ohio Department Of Transportation's Virtual Reference Station, Based On Ohio State Plane South Zone (nad 83, 2011 Adjustment).
All set Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.
Field survey was conducted from 12-13-17 to 03-14-19.
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative

Scale: 1"=60'

0 30 60 120

STATE OF OHIO
MATTHEW LEE SLOAT
S-8342
REGISTERED PROFESSIONAL SURVEYOR

BY: *Matthew Lee Sloat* 8/4/21
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

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E. P. FERRIS
AND ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors

2.104 ACRE
BOUNDARY SURVEY
WESTON TOWN CENTRE
TOWNSHIP OF PRAIRIE, OHIO

JOB NO.	984.015
DRAWN BY:	CRK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	07-28-2021