

(A) Kesegs Properties LLC  
202111290215381

(B) Brittany A. Burnworth  
2012020200014838

STATE of OHIO  
FRANKLIN COUNTY  
JEFFERSON TOWNSHIP  
QUARTER 1  
TOWNSHIP 1 NORTH  
RANGE 16 WEST  
PART of LOT 20  
U.S. MILITARY LANDS

"Bearings 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 Center line of North Waggoner Road as bearing S 3° 59' 20" W and are used to denote angles only."

Darren L. Baldwin &  
Bettine Van Meeuwen  
200905140069154  
Deed = 5.068 Ac.

Reference Point of Beginning  
FCGS 5358 on the center  
line of Waggoner Road

True Point of Beginning  
for the 7.235 Acres  
4" Magnetic Spike Set

True Point of Beginning  
for the 2.879 Acres  
4" Magnetic Spike Set

True Point of Beginning  
for the 2.140 Acres

Bethany A. Wyles - Bickel  
& Brent A. Bickel  
200905140069154  
Parcel No. 170-000664  
Deed = 5.068 Ac.  
5.095 Acres

Brent A. Bickel  
202110140186293  
Parcel No. 170-000679  
Deed = 5.026 Ac.  
2.140 Acres

Brent A. Bickel  
202110140186293  
Parcel No. 170-000679  
Deed = 5.026 Ac.  
2.879 Acres

Waggoner Road Properties LP  
201907080082440  
Deed = 9.051 Ac.

Reserve at Jefferson LTD  
202108240153673  
Deed = 50 Ac. (Calc. 52.78 Ac.)

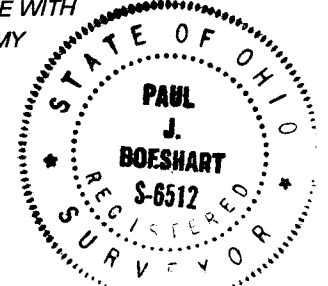
Old Path Addition  
Lot 5 - 3.041 Ac.  
Plat Book 97 Page 53 - 54

Colts Neck - Phase VI  
LOT 66 - 2.18 Ac.  
Plat Book 75 Page 12-13

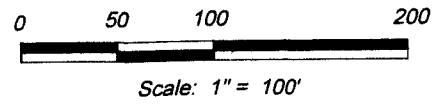
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-38 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN DECEMBER, 2021.

*Paul J. Boeshart*

PAUL J. BOESHART, PLS ~ REG. NO. S-6512  
94 CANYON VILLA DRIVE  
HEBRON, OH 43025  
PHONE: 740-928-4130 CELL: 740-616-0812



- △ = 4" Magnetic Spike set
- ⊙ = Existing Wood Post
- P.R.O. = Present Road Occupies
- = 5/8" x 30" Re-Bar with a 2" Aluminum ID cap stamped "Paul J. Boeshart S-6512" set
- ⊙ = Existing Franklin County Monument Found
- = Existing Iron Pin or Pipe as noted



R = Residence  
G = Garage  
S = Shed  
GAB = Gazebo

LINE	BEARING	DISTANCE
L1	S 85°55'11" E	34.25'
L2	S 85°55'11" E	34.14'
L3	S 85°55'19" E	30.00'
L4	N 85°54'47" W	30.00'
L5	N 04°27'19" E	15.00'

Dwg. No. 21-6928 - LOC  
Date: December 23, 2021

FCGS 5357

1-21-22