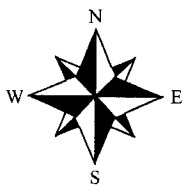
LOT SPLIT EXHIBIT

PARCEL SPLIT OUT OF THAT 0.918 ACRE TRACT OF LAND SITUATED IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS, LOCATED IN THE CITY OF GAHANNA, FRANKLIN COUNTY, OHIO



0 50 100

SCALE 1" = 50'

LOT 58

LAWRENCE M. & JOANN ESTICE
0.459 AC.
D.B. 3681, PG. 573

3/4" I.P.F. (w "RD Zande" cap) 0.25' W. of corner

(LOT 10, MAPLE RUN SUB., VACATED AS PER MISC. RECORD 144, PAGE 136)

S 86°05'59" E 200.00'

LOT 73

0.918 Acres
(TOTAL, BY SURVEY)

3/4" I.P.F. (w "RD Zande" cap) 0.22' South of corner

MARLYN RAMIREZ
0.918 AC.
I.N. 202111290215464

AUDITORS PARCEL
#025-004297

0.459 Acres
(TRACT "B")

N 03°57'32" E 100.00'

T.P.O.B. TRACT "B"

(LOT 11, MAPLE RUN SUB., VACATED AS PER MISC. RECORD 144, PAGE 136)

S 86°05'59" E 200.00'

S 03°57'32" W 200.00'

STYGLER ROAD (R/W VARIES)

WOODSIDE GREEN SOUTH, SEC. 1
P.B. 67, PG. 01

200.00'

18.72'

N 03°57'32" E 100.00'

80.95'

0.459 Acres
(TRACT "A")

T.P.O.B. TRACT "A"

(LOT 12, MAPLE RUN SUB., VACATED AS PER MISC. RECORD 144, PAGE 136)

LOT 74

N 86°05'59" W 200.00'

LOT 13

MAPLE RUN SUBDIVISION
P.B. 27, PG. 81

N 03°57'32" E 100.00'

LOT 75

P.O.C.

APPROVED BY
City of Gahanna Planning & Zoning
Signed _____
Signed _____

RECEIVED
MAY 12 2022
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

LEGEND:
● = 3/4" IRON PIPE FOUND (or noted))
◎ = 5/8"-REBAR SET (w/ "B.L.Surveying, P.S. #7980" CAP)

I hereby certify that this SURVEY EXHIBIT was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

William D. Beer 2/22/2022
William D. Beer Date
Registered Professional Surveyor No. 7980

Bearings are based on S 03° 57' 32" W, as shown hereon for the westerly right-of-way line of Stygler Road, as derived from GPS observations, utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with a 2011 NSRS adjustment).

BENCHMARK LAND SURVEYING
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Westerville, Ohio 43081
(614) 794-9609 ~ Office
E-mail: bmlsurveying@yahoo.com