

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
 VIRGINIA MILITARY SURVEY 1389, BEING PART OF RESERVES "D", "H", AND "J" OF ALKIRE
 WOODS IN PLAT BOOK 106, PAGES 82 AND 83.



S 88°33'23" E 37.31'

NOTTINGHAM LANE
 (50' R/W WIDTH, PRIVATE)

P.O.B.

P.O.B.

S 88°33'31" E 70.00'

LOT 96

R=20.00'
 Δ=90°00'00"
 L=31.42'
 CHB=S 46°26'43" W
 CH=28.28'

LOT 97

0.386 ACRES

ALKIRE WOODS
 P.B. 106, PG 82-83

LOT 98

ALKIRE WOODS HOMEOWNERS
 ASSOCIATION INC
 2.750 ACRES
 I.N. 202106240110014

LOT 99

ALKIRE WOODS LLC
 I.N. 200604170071457

LOT 100

PEDRO PLEITEZ AND
 WILSON PLEITEZ-ROMERO
 4.150 ACRES
 P.N. 160-001488
 I.N. 202110070181864

N 01°45'08" E 457.00'

P.N. 435-275814-00

P.N. 435-275820-00

S 01°26'40" W 407.49'

LOT 101

0.527 ACRES

COMPTON BROOKFIELD LLC
 12.750 ACRES
 I.N. 201610190142963

N 01°26'43" E 456.99'

LOT 102

KINGSTON RUN DRIVE
 (50' R/W WIDTH, PRIVATE)

BROOKFIELD VILLAGE
 APARTMENTS
 RESERVE B
 P.B. 115, PG 14

S 01°26'43" W 437.00'

LOT 103

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 01°26'43" EAST AS DETERMINED FOR THE CENTERLINE OF KINGSTON RUN DRIVE BASED ON FIELD OBSERVATIONS PERFORMED IN APRIL, 2022 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON APRIL, 22 OF THE YEAR 2022.

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.

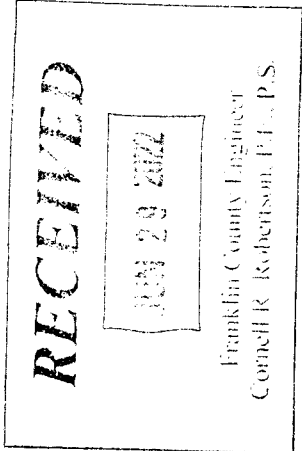
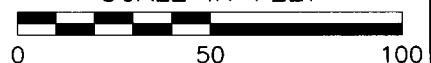
NOTE:

SPLIT PARCELS, LOTS 96-105, LOT 1, AND RESERVE "A-1" TO BE COMBINED WITH ADJOINING PARCEL RESERVE "B" BY WAY OF RE-PLAT OF BROOKFIELD VILLAGE APARTMENTS

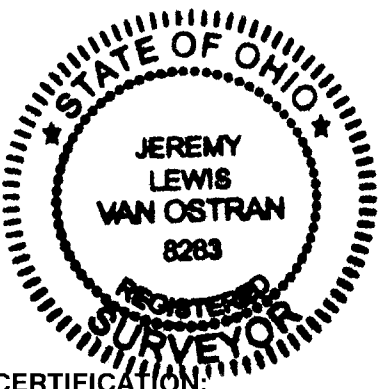
LEGEND

- 5/8" REBAR FD. (UNLESS OTHERWISE STATED)
- REBAR SET & CAP (SEE IRON PINS NOTE)

SCALE IN FEET



3/4" PIPE FOUND
 N 29°46'58" E 3.08'
 FROM CORNER



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 APRIL 2022.

Jeremy Van Ostran
 JEREMY L. VAN OSTRAN
 PROFESSIONAL LAND SURVEYOR NO. 8283

6/2/22
 DATE

CEC
Civil & Environmental Consultants, Inc.
 250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
 614-540-6633 · 888-598-6808
 www.cecinc.com

METRO DEVELOPMENT, LLC
 BROOKFIELD APARTMENTS
 CITY OF COLUMBUS

LOT SPLIT

DRAWN BY:	JLV	CHECKED BY:	KAS	APPROVED BY:	JLV	EXHIBIT:	A
DATE:	MAY 2022	DWG SCALE:	1"=50'	PROJECT NO:	322-481		