

References:

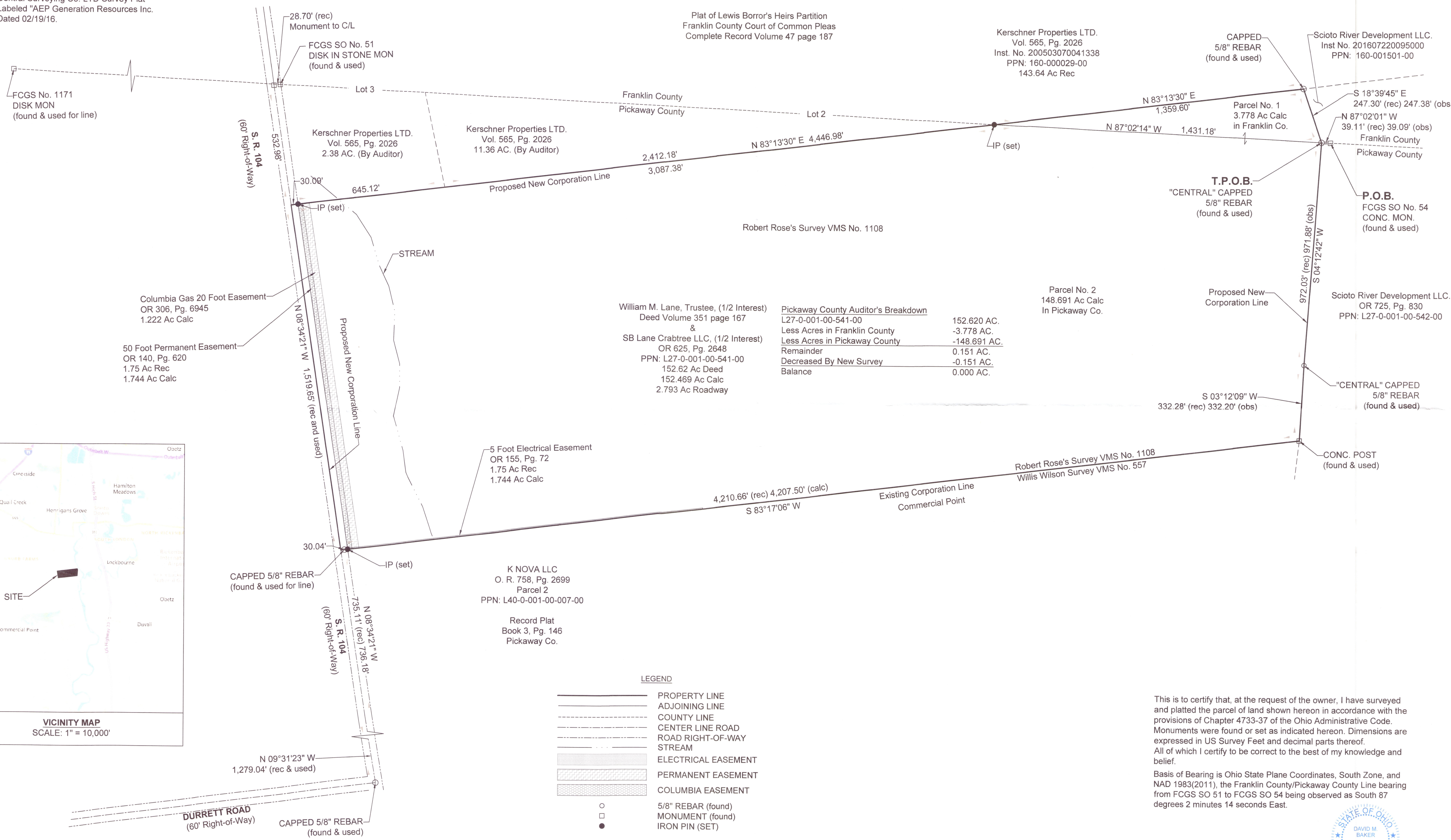
1. Tax maps
2. County deed records
3. Franklin Co. Survey Plat Book 3, Pg. 94
3. Franklin Co. Survey Plat Book 2, Pg. 72
4. Pickaway Co. Survey Plat from Structure point Inc, Labeled "Lehmann Farm" dated 1/15/2020 Pickaway Co Survey Plat Book 3, Pg. 146
5. Pickaway Co. OR Vol. 725, Pg. 830
5. Scioto River Development LLC., including Central Surveying Co. LTD Survey Plat Labeled "AEP Generation Resources Inc. Dated 02/19/16.

NOTE:

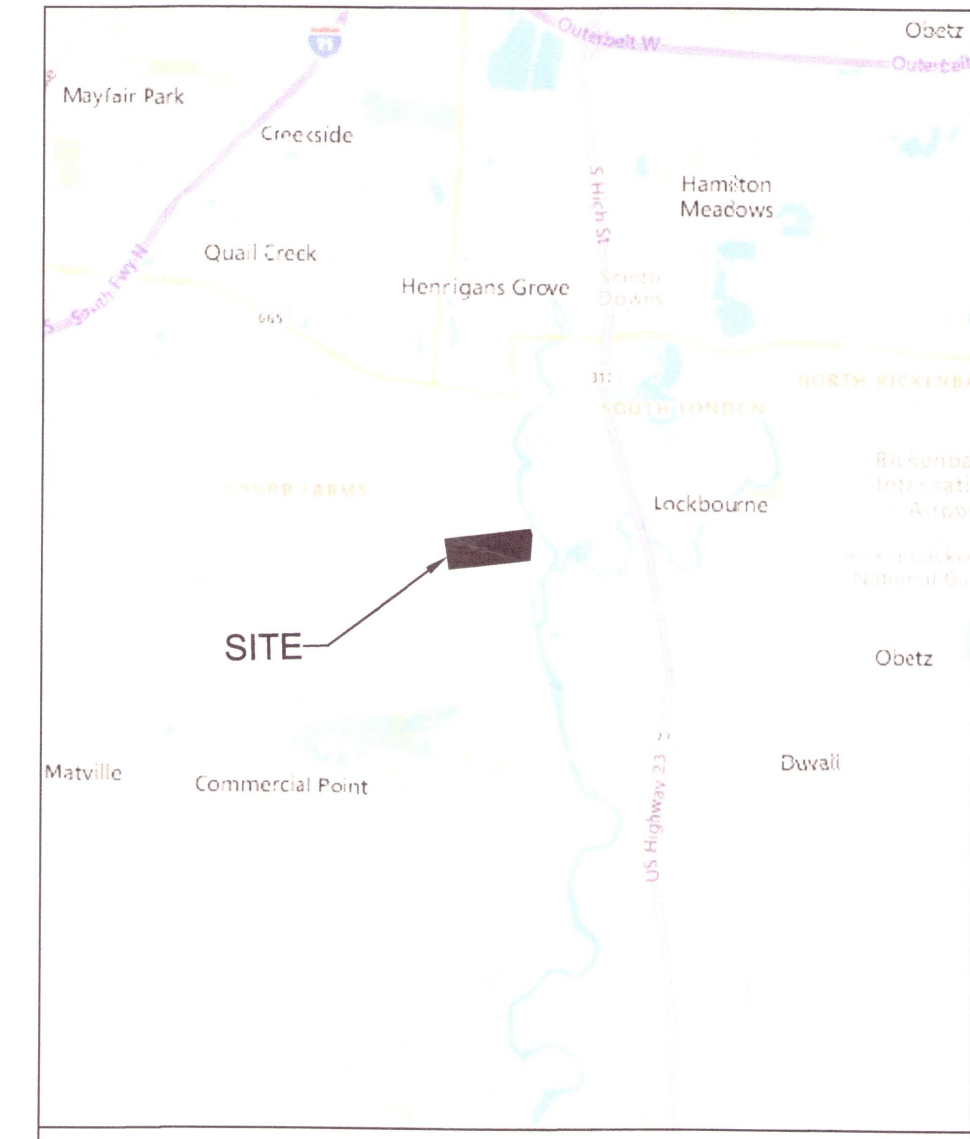
Monument FCGS SO 54 is located South 87° 2' 14" East a distance of 4591.05 feet from a monument found on Franklin County/Pickaway County Line identified as FCGS SO 51.

Boundary Plat of 152.469 Acres

From Scioto Twp in Pickaway County and Jackson Twp. in Franklin County to Commercial Point, Ohio. Situated in the Township of Scioto, County of Pickaway and also in the Township of Jackson, County of Franklin in the State of Ohio and also being PPN: L27-0-001-00-541-00 and a part of Robert Roses Original Survey VMS No. 1108

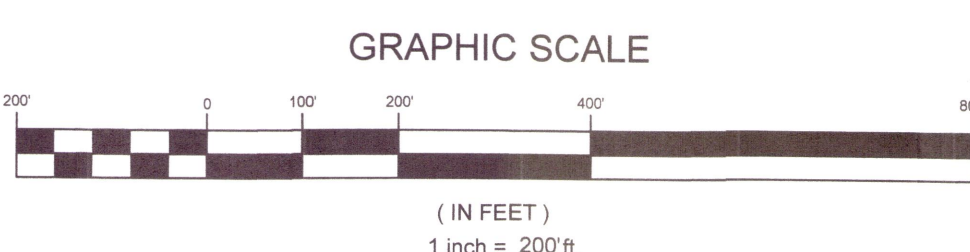


Pickaway County Auditor's Breakdown	
L27-0-001-00-541-00	152.620 AC.
Less Acres in Franklin County	-3.778 AC.
Less Acres in Pickaway County	-148.691 AC.
Remainder	0.151 AC.
Decreased By New Survey	-0.151 AC.
Balance	0.000 AC.



LEGEND

	PROPERTY LINE
	ADJOINING LINE
	COUNTY LINE
	CENTER LINE ROAD
	ROAD RIGHT-OF-WAY
	STREAM
	ELECTRICAL EASEMENT
	PERMANENT EASEMENT
	COLUMBIA EASEMENT
	5/8\" REBAR (found)
	MONUMENT (found)
	IRON PIN (SET)



This is to certify that, at the request of the owner, I have surveyed and platted the parcel of land shown hereon in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Monuments were found or set as indicated hereon. Dimensions are expressed in US Survey Feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge and belief.

Basis of Bearing is Ohio State Plane Coordinates, South Zone, and NAD 1983(2011), the Franklin County/Pickaway County Line bearing from FCGS SO 51 to FCGS SO 54 being observed as South 87 degrees 2 minutes 14 seconds East.

David M. Baker
 Registered Surveyor No. S-7644
 State of Ohio

Date: 11/24/2022

CTL Engineering Inc.
 450 Grant Street, Suite 110
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 330-994-1500 Office
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Civil & Site Planning • Surveying & Mapping • Environmental • Mining • Geotechnical • Testing & Construction Observation Laboratory

SB Lane Crabtree Survey
 SB Crabtree LLC

Boundary and Annexation Plat
 Scioto Township, Pickaway and Franklin Counties, Ohio

REVISIONS	
Date	Description

Drawn By: <i>BES</i>
Approved By: <i>DMB</i>
Date: 11/09/22
Scale: 1" = 200'
Project No. 21100030MOR
Drawing Name Crabtree Bdy Plat
Sheet No. 1 of 1