

**A**  
**CARMEN R. GARLAND**  
 INSTR. No. 200405280123551  
 LOT No. 19  
 P.N. 241-001163-00

**B**  
**JOHN F. KOVATCH**  
 AND  
**ANNA M. KOVATCH**  
 INSTR. No. 199810290276089  
 LOT No. 6  
 P.N. 241-001150-00

**C**  
**SAMER MICHAEL**  
 AND  
**YULIYA KOLYADINTSEVA**  
 INSTR. No. 201408010099633  
 ORIG. 1.003 Ac.  
 P.N. 241-000204-00

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS				NAVD 88 ELEVATION
	NAD 83 (2011) LATITUDE	ELLIPSOID LONGITUDE	OHIO STATE PLANE COORDINATES HEIGHT	NORTHING EASTING	
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865
	RESIDUALS				611.603
	ΔH = 0.000 SFT				ΔV = -
LOCAL CONTROL MONUMENT "2001"	LOCAL SITE SETTINGS				921.177
	39°57'59.54063"N	83°13'57.35111"W	812.234	717096.763	1763157.948
GROUND SCALE FACTOR:	1.00005137058622				
GEIOD MODEL:	GEIOD18 (CONUS)				
LOCAL GROUND COORDINATES	NAVD 88 ELEVATION				921.177
	NORTHING EASTING				921.177
	717096.763 1763157.948				
	UNITS ARE IN U.S. SURVEY FEET (SFT)				

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 273° 06' 28.2") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN APRIL 13, 2022, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 22764 04-18-22)

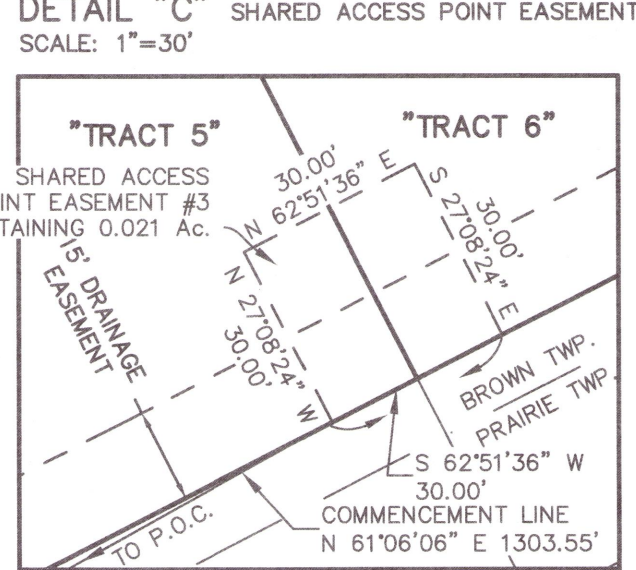
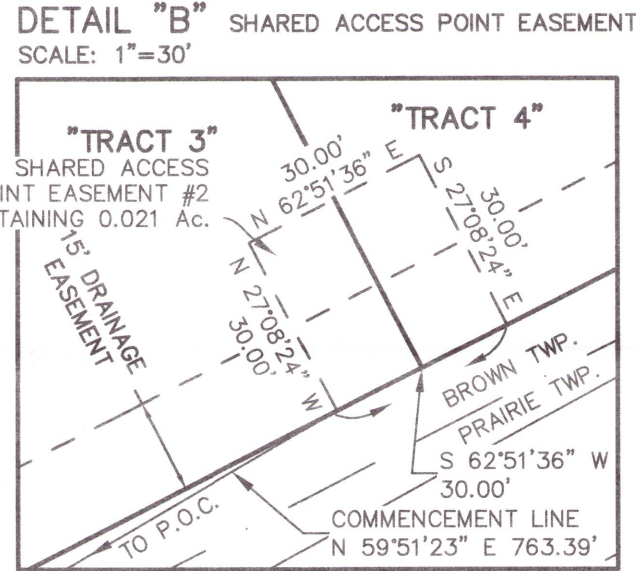
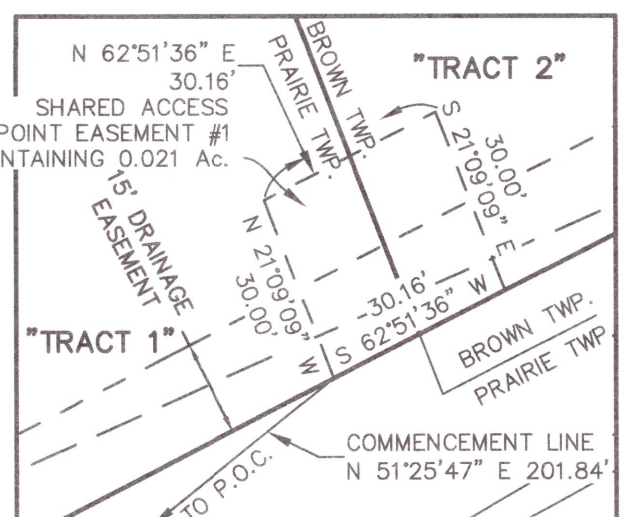
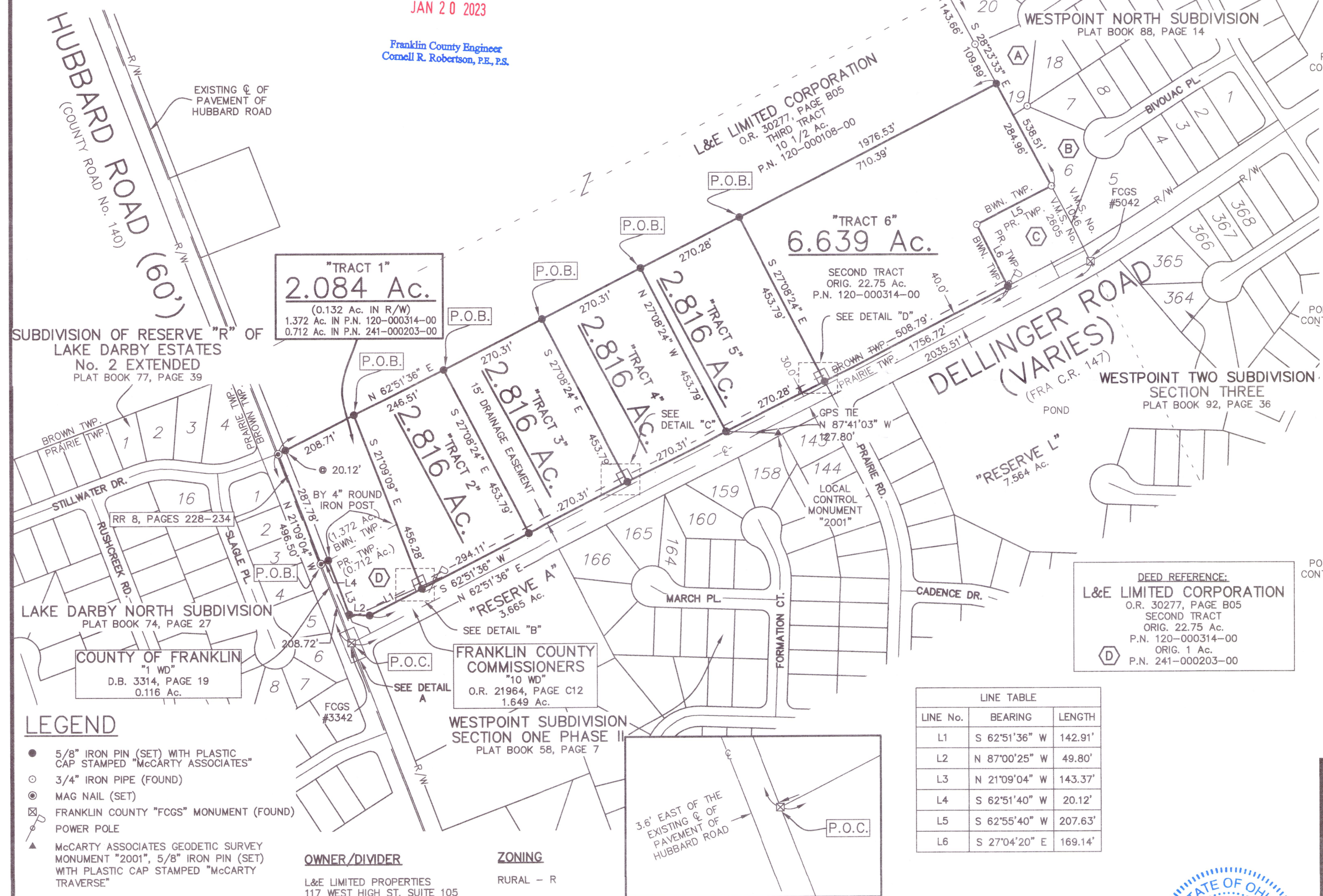
WITH A LOCALIZED BEARING OF S 62°51'36" W OF THE CENTERLINE OF DELLINGER ROAD RR 1, PAGES 258-263 BETWEEN FRANKLIN COUNTY CENTERLINE MONUMENTS FCGS #5042 AND FCGS #3342.

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 FRANKLIN COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE MAY 3, 2022  
 SCALE 1"=200'  
 DEED REFERENCE  
 OFFICIAL RECORD 30277 PAGE B05  
 TOWNSHIP BROWN AND PRAIRIE  
 MILITARY SURVEY NUMBERS 2605

**RECEIVED**

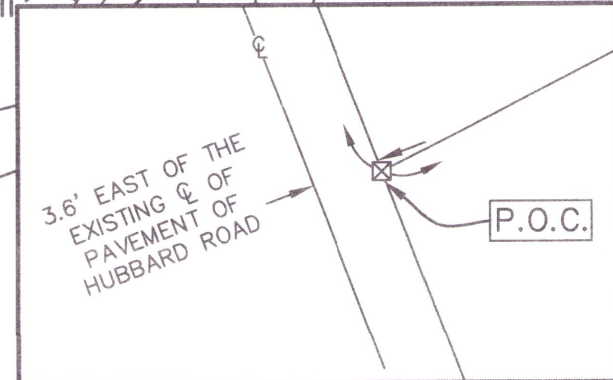
JAN 20 2023

Franklin County Engineer  
 Cornell R. Robertson, P.E., P.S.



**DEED REFERENCE:**  
**L&E LIMITED CORPORATION**  
 O.R. 30277, PAGE B05  
 SECOND TRACT  
 ORIG. 22.75 Ac.  
 P.N. 120-000314-00  
 ORIG. 1 Ac.  
 P.N. 241-000203-00

LINE No.	BEARING	LENGTH
L1	S 62°51'36" W	142.91'
L2	N 87°00'25" W	49.80'
L3	N 21°09'04" W	143.37'
L4	S 62°51'40" W	20.12'
L5	S 62°55'40" W	207.63'
L6	S 27°04'20" E	169.14'



**DETAIL A**  
 SCALE: 1"=10'

NOTES  
 THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.  
 ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN APRIL, 2022.

*Jason C. McConnaughey* 1-17-23  
 JASON C. MCCONNAUGHEY, P.S. 8509 DATE



**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 3/4" IRON PIPE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊠ FRANKLIN COUNTY "FCGS" MONUMENT (FOUND)
- ⚡ POWER POLE
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"

**OWNER/DIVIDER**  
 L&E LIMITED PROPERTIES  
 117 WEST HIGH ST. SUITE 105  
 LONDON, OHIO 43140  
 (740) 852-3000

**ZONING**  
 RURAL - R

ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 39049C0278K & 39049C0276K, DATED JUNE 17, 2008, THE PROPERTY LIES IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X.



REVISION
10/7/2022
01/10/2023
01/17/2023

BOUNDARY SURVEY FOR  
**L&E LIMITED CORP.**  
 BROWN AND PRAIRIE TOWNSHIPS  
 FRANKLIN COUNTY, OHIO  
 V.M.S. Nos. 2605

**MCCARTY ASSOCIATES, LLC**  
 ARCHITECTS — ENGINEERS — SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480  
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500  
 304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828  
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
MAY 3, 2022	1"=200'	S22-764