

DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF HAMILTON, BEING IN SECTION 4, TOWNSHIP 3, RANGE 22, CONGRESS LANDS, CONTAINING 4.868 ACRES BEING PART OF THAT 42.936 ACRE TRACT REFERRED TO AS TRACT NO. 1 AND DESCRIBED IN THE DEED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, OF RECORD IN DEED BOOK 3268, PAGE 641, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO

BASIS OF BEARING

BASED UPON THE CENTERLINE OF STATE ROUTE 665 (JACKSON STREET) BEING N 86°01'46" W AS DELINEATED IN BAUER, DAVIDSON, AND MERCHANT, INC SURVEY PERFORMED FEBRUARY 23RD, 2011.

MONUMENT LEGEND

- 3/4" IRON PIPE FOUND
- 5/8" REBAR W/ORANGE CAP (SLONE S-8751) SET
- ▲ MAG NAIL SET

NOTES

IRON PINS SET ARE 30" LONG 5/8" REBAR WITH ORANGE ID CAP (SLONE S-8751)
 SUBJECT TO ALL LEGAL EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD AND THOSE THAT MAY BE IMPLIED

SUBJECT TO A 99 YEAR LEASE WITH THE COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, NOW KNOWN AS THE AMERICAN ELECTRIC COMPANY (AEP), AS RECORDED IN LEASE RECORD 83, PAGE 346

THE NATIONAL LIME AND STONE COMPANY
 160.294 AC.
 INSTR. NO. 200701090005199

JERRY A. SCHMITTAUER
 12.254 AC.
 INSTR. NO. 199805150118597

TERRY G WHITT
 4.535 AC.(SURVEY)
 INSTR. NO. 201205040062893

EDWARD J. HERRMAN, BISHOP
 0.482 AC.
 D.B. 3689, P. 713

TERRY G WHITT
 1.882 AC. (SURVEY)
 INSTR. NO. 201205040062893

TERRY G WHITT
 0.974 AC. (SURVEY)
 INSTR. NO. 201205040062893

5.589
 TOTAL
 ACRES

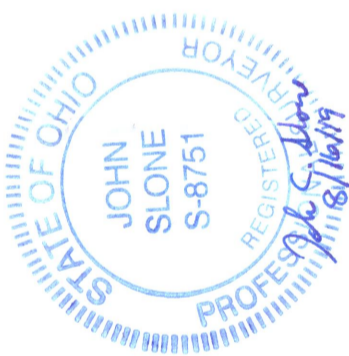
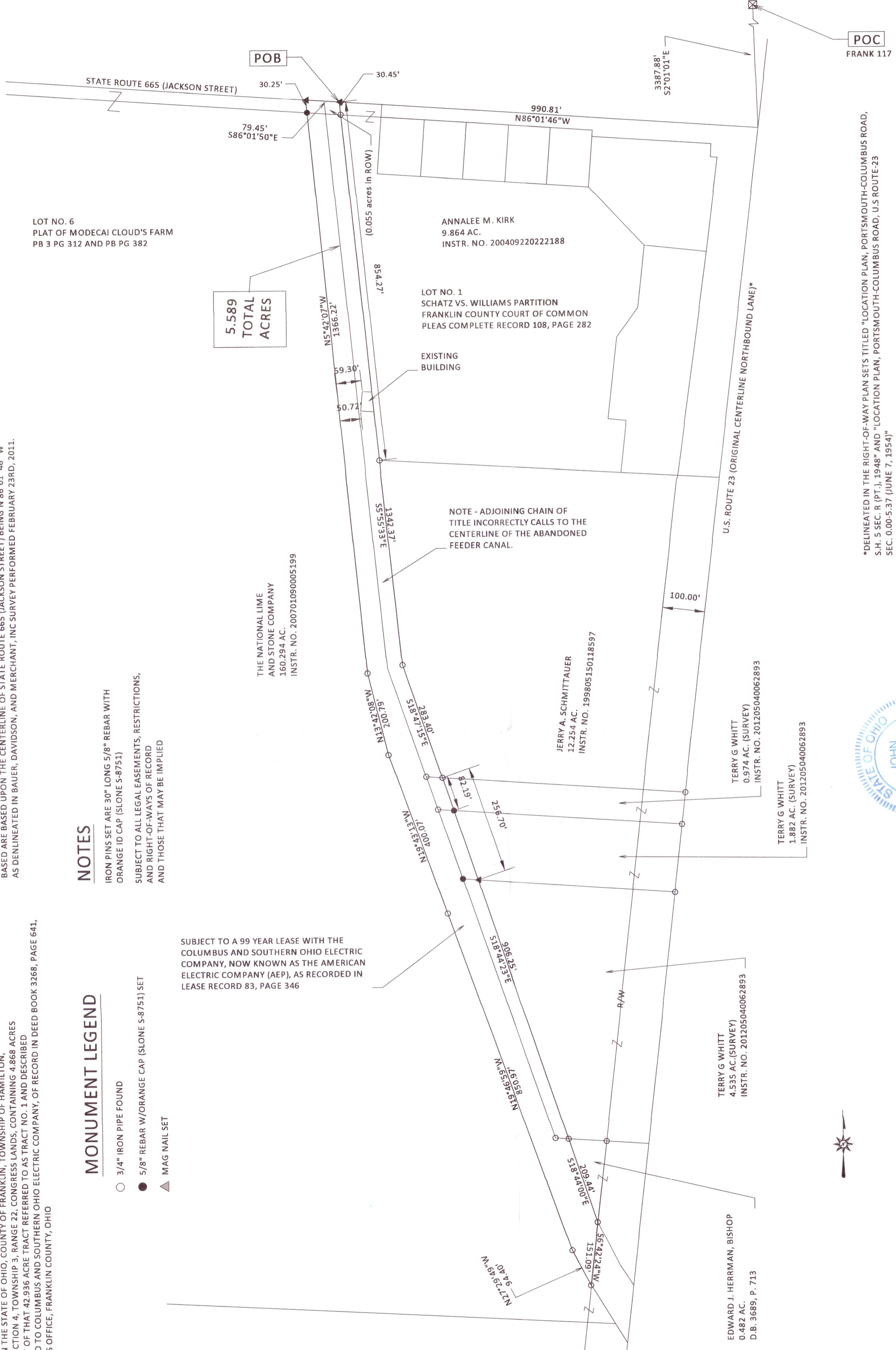
LOT NO. 6
 PLAT OF MODECAI CLOUD'S FARM
 PB 3 PG 312 AND PB PG 382

ANNALEE M. KIRK
 9.864 AC.
 INSTR. NO. 200409220222188

LOT NO. 1
 SCHATZ VS. WILLIAMS PARTITION
 FRANKLIN COUNTY COURT OF COMMON
 PLEAS COMPLETE RECORD 108, PAGE 282

EXISTING
 BUILDING

NOTE - ADJOINING CHAIN OF
 TITLE INCORRECTLY CALLS TO THE
 CENTERLINE OF THE ABANDONED
 FEEDER CANAL.



*DELINEATED IN THE RIGHT-OF-WAY PLAN SETS TITLED "LOCATION PLAN, PORTSMOUTH-COLUMBUS ROAD, S.H. 5 SEC. R (PT.), 1948" AND "LOCATION PLAN, PORTSMOUTH-COLUMBUS ROAD, U.S. ROUTE-23 SEC. 0.00-5.37 (JUNE 7, 1954)"

RECEIVED
 JUN 12 2023
 Franklin County Engineer
 Connel R. Robertson, P.E., P.S.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED IN JUNE, 2019 AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

John C. Slone
 JOHN C. SLONE, OHIO SURVEYOR NO. 8751
 DATE 6/16/19

SSB SURVEYING, LLC
 857 COAL DOCK ROAD
 WAVERLY, OHIO
 45690
 Tel: 740-970-0973
 email: SSB SURVEYING@GMAIL.COM



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SURVEY OF
 5.589 ACRE TRACT