

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
VIRGINIA MILITARY SURVEY 1454

ACREAGE BREAKDOWN

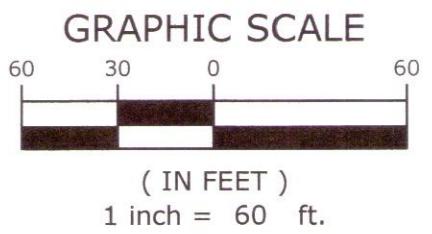
PARCEL No.	ACRES
570-160228	1.079 ACRES (RESERVE B)
570-160229	2.159 ACRES (RESERVE C)
570-160229	0.453 ACRES (RESERVE D)
	3.691 ACRES TOTAL
REMAINDER RESERVE B	6.989 ACRES 570-160228
REMAINDER RESERVE C	0.611 ACRES 570-160229
	7.600 ACRES (TOTAL B+C)

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011), ESTABLISHING A BEARING OF SOUTH 18°59'15" WEST FOR THE EASTERLY LINE OF RESERVE "C".

FLOOD NOTE

PROPERTY (3.340 ACRES) NOT LOCATED IN A FLOOD HAZARD AREA (ZONE X SHADED) ACCORDING TO F.E.M.A. MAP No. 39049C0312K, DATED JUNE 17, 2008.



IBI GROUP

8101 North High Street, Suite 100
Columbus OH 43235 USA
tel 614 818 4900 fax 614 818 4901
arcadis.com

REVISION:

CHRISTINE E. SMITH
HARRISBURG PIKE &
RED ROCK BOULEVARD
COLUMBUS, OHIO

DESIGN	DRAFT	CHECK
JE	DC	BW

IBI GROUP NO.: 140212

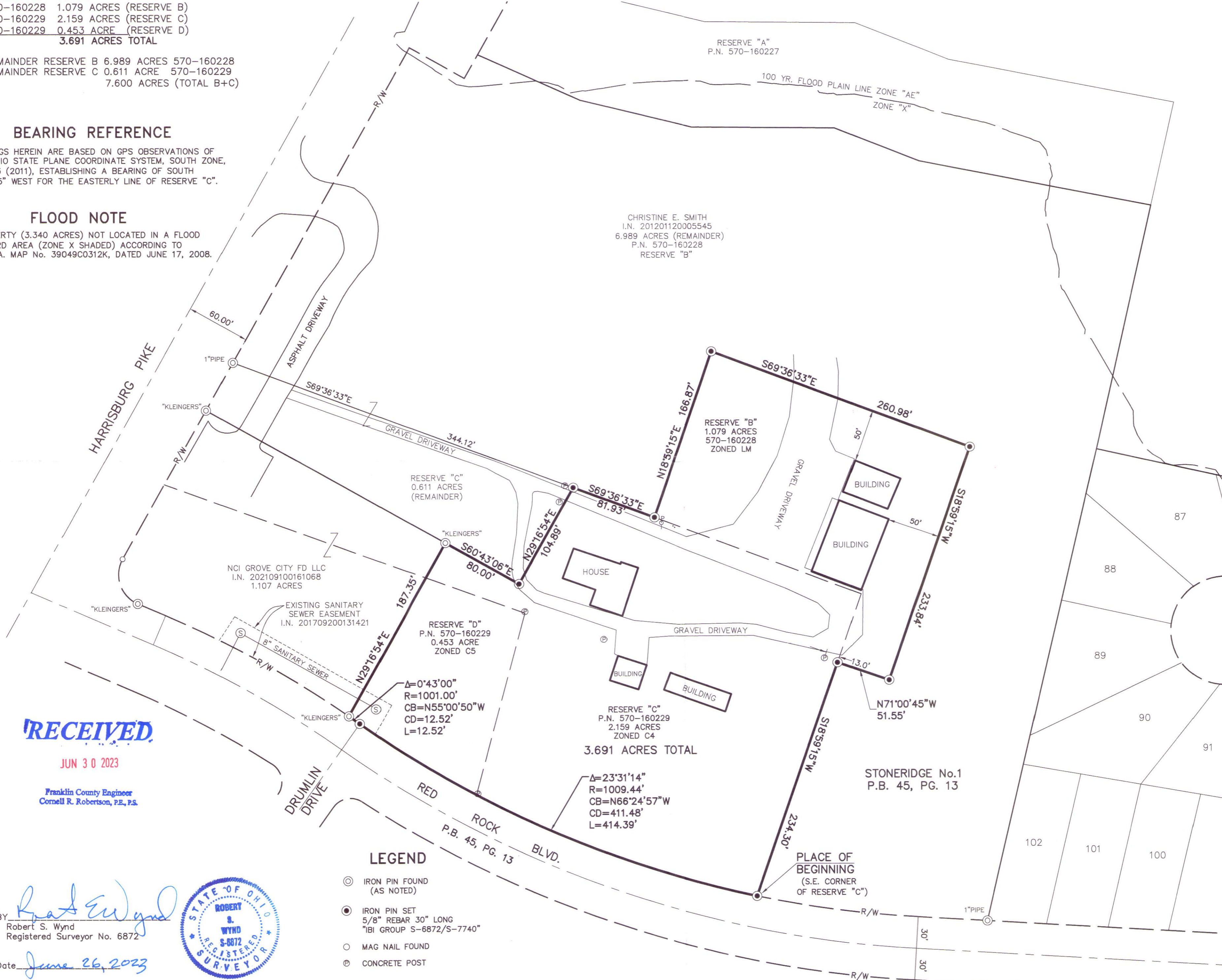
DATE: JUNE 2023

SCALE:
HORIZONTAL: 1"=60'
VERTICAL:

SHEET TITLE:

**PROPERTY
SPLIT
SURVEY**

SHEET NO.:



CHRISTINE E. SMITH
I.N. 201201120005545
6.989 ACRES (REMAINDER)
P.N. 570-160228
RESERVE "B"

NCI GROVE CITY FD LLC
I.N. 202109100161068
1.107 ACRES

EXISTING SANITARY
SEWER EASEMENT
I.N. 201709200131421

RESERVE "D"
P.N. 570-160229
0.453 ACRES
ZONED C5

RESERVE "C"
P.N. 570-160229
2.159 ACRES
ZONED C4

3.691 ACRES TOTAL

STONERIDGE No.1
P.B. 45, PG. 13

$\Delta=0^{\circ}43'00''$
 $R=1001.00'$
 $CB=N55^{\circ}00'50''W$
 $CD=12.52'$
 $L=12.52'$

$\Delta=23^{\circ}31'14''$
 $R=1009.44'$
 $CB=N66^{\circ}24'57''W$
 $CD=411.48'$
 $L=414.39'$

LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"
- MAG NAIL FOUND
- ⊙ CONCRETE POST

RECEIVED

JUN 30 2023

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

BY *Robert S. Wynd*
Robert S. Wynd
Registered Surveyor No. 6872



Date *June 26, 2023*

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