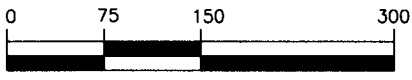


GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

BEGIN FOR REFERENCE

ALKIRE ROAD R/W VARIES
N 65°29'10" E 1770.92'

POINT OF TRUE BEGINNING
TRACT 1

0.562 ACRES
TRACT 1

POINT OF TRUE BEGINNING
TRACT 2

3.566 ACRES
TRACT 2

RECEIVED

JUL 26 2023

Franklin County Engineer
COURTNEY K. ROBERTSON, P.E., P.S.

PROMINENCE DRIVE 60'

PRESTIGE COURT 50'

EMINENCE LANE 50'

JACINTH COURT 50'

ROSETTE DRIVE 50'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 65°29'10" W	56.61'
L2	S 01°42'35" W	44.59'
L3	N 88°30'59" W	96.91'
L4	N 01°42'36" E	228.88'
L5	N 65°29'10" E	108.03'
L6	N 88°53'14" W	96.92'
L7	N 87°48'45" W	162.23'
L8	N 02°11'15" E	292.26'
L9	N 65°29'10" E	82.12'
L10	S 01°42'36" W	186.80'
L11	S 88°30'59" E	183.03'

DEED REFERENCES:

- CRAIG ALAN BAILEY
ORIGINAL 4.811 ACRES
O.R. 21033J09
P.I.D. 160-001503
- (A) CRAIG A. BAILEY
3.313 ACRES
I.N. 201406040069262
P.I.D. 160-000893
- (B) CRAIG A. BAILEY
0.412 ACRES
I.N. 201503020025610
- (C) TERRI L. DAVIS
1.228 ACRES
I.N. 200605110091290
- (D) TONY M. AND DEBORAH K. KIRK
2.00 ACRES
O.R. 29373C15
- (E) CRAIG A. BAILEY
0.128 ACRES
I.N. 200306300197069
- (F) FRANKLIN COUNTY
PARCEL 11 WD
0.332 ACRES
D.B. 3447, PG. 427
- (G) FRANKLIN COUNTY
PARCEL 12 WD
0.075 ACRES
D.B. 3448, PG. 160
- (H) FRANKLIN COUNTY
PARCEL 13 WD
0.088 ACRES
D.B. 3444, PG. 514
- (I) FRANKLIN COUNTY
PARCEL 14 WD
0.099 ACRES
D.B. 3478, PG. 108
- (J) FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
PARCEL 22 WD
0.184 ACRES
D.B. 3509, PG. 863
- (K)

TRACT 2 PARCEL BREAKDOWN

- P.I.D. 160-001503 - 0.815 ACRES
- P.I.D. 160-000893 - 2.751 ACRES

LEGEND

- 3/4" IRON PIN FOUND
- 1/2" IRON PIN FOUND
- 1/2" REBAR FOUND
- 1" REBAR FOUND
- FRANKLIN COUNTY ENGINEER CONTROL MONUMENT FOUND
- ◇ MAG NAIL SET
- REBAR SET
- x- EXISTING FENCE LINE

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE CENTERLINE OF ALKIRE ROAD, HAVING A BEARING OF S 65°29'10" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0311K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JULY OF 2021 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



SURVEY OF
0.562 AND 3.566 ACRES
LYING IN
VIRGINIA MILITARY SURVEY
NUMBER 1389
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN
STATE OF OHIO

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM
DATE: 7/19/21 FILE NO. 2106.7340

DRAWN BY: DJH

Scott D. Grunde 7/16/23
SCOTT D. GRUNDEI, P.S. DATE
REGISTERED SURVEYOR NO. 8047