

S24 T11 R21  
CONGRESS LANDS  
EAST OF THE SCIOTO

BOUNDARY SURVEY OF A  
1/2 ACRE TRACT

CANAL WINCHESTER  
FRANKLIN CO., OHIO

CENTERLINES TAKEN  
FROM "GENDER RD.  
FRANKLIN COUNTY  
ROAD 222" PLANS,  
PG. 68 OF 74, DATE  
UNKNOWN, ON FILE  
WITH ODOT

CURVE DATA

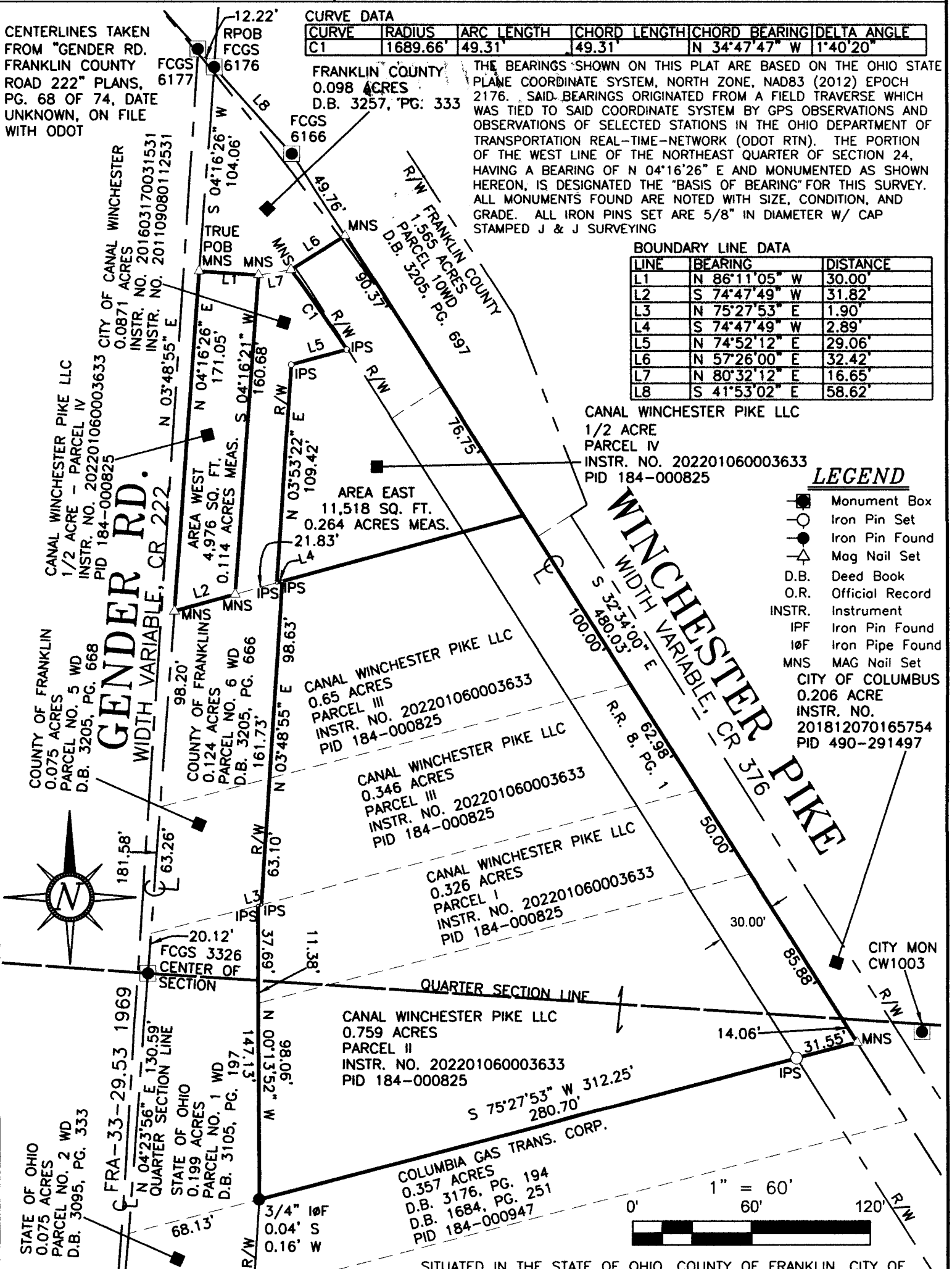
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1689.66'	49.31'	49.31'	N 34°47'47" W	1°40'20"

FRANKLIN COUNTY  
0.098 ACRES  
D.B. 3257, PG. 333

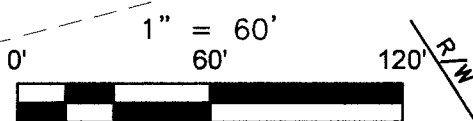
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2012) EPOCH 2176. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN). THE PORTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24, HAVING A BEARING OF N 04°16'26" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY. ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED J & J SURVEYING

BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 86°11'05" W	30.00'
L2	S 74°47'49" W	31.82'
L3	N 75°27'53" E	1.90'
L4	S 74°47'49" W	2.89'
L5	N 74°52'12" E	29.06'
L6	N 57°26'00" E	32.42'
L7	N 80°32'12" E	16.65'
L8	S 41°53'02" E	58.62'

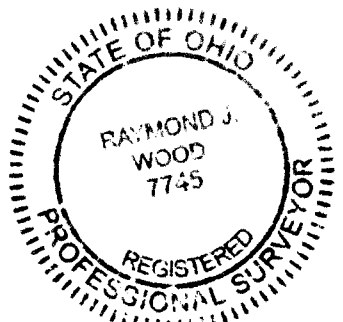


- LEGEND**
- Monument Box
  - Iron Pin Set
  - Iron Pin Found
  - ⊕ Mag Nail Set
  - D.B. Deed Book
  - O.R. Official Record
  - INSTR. Instrument
  - IPF Iron Pin Found
  - IPF Iron Pipe Found
  - MNS MAG Nail Set
  - CITY OF COLUMBUS  
0.206 ACRE  
INSTR. NO.  
201812070165754  
PID 490-291497



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER, AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 11, RANGE 21, CONGRESS LANDS EAST OF THE SCIOTO, AND BEING A PART OF A 1/2 ACRE TRACT (PARCEL IV), CONVEYED TO CANAL WINCHESTER PIKE LLC IN INSTR. NO. 202201060003633, FRANKLIN COUNTY RECORDERS OFFICE;

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. IN JUNE OF 2022, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.



*Raymond J. Wood*  
RAYMOND J. WOOD REG. SURV. 7745  
9/7/22 DATE  
JOB NUMBER 21-89SP