

RECEIVED
DEC 28 2022

PRELIMINARY APPROVAL
Cornell R. Robertson, P.R., P.S.
BY: jwiggins
12/28/2022

PENDING ORIGINALS
Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

BOUNDARY SURVEY PLAT

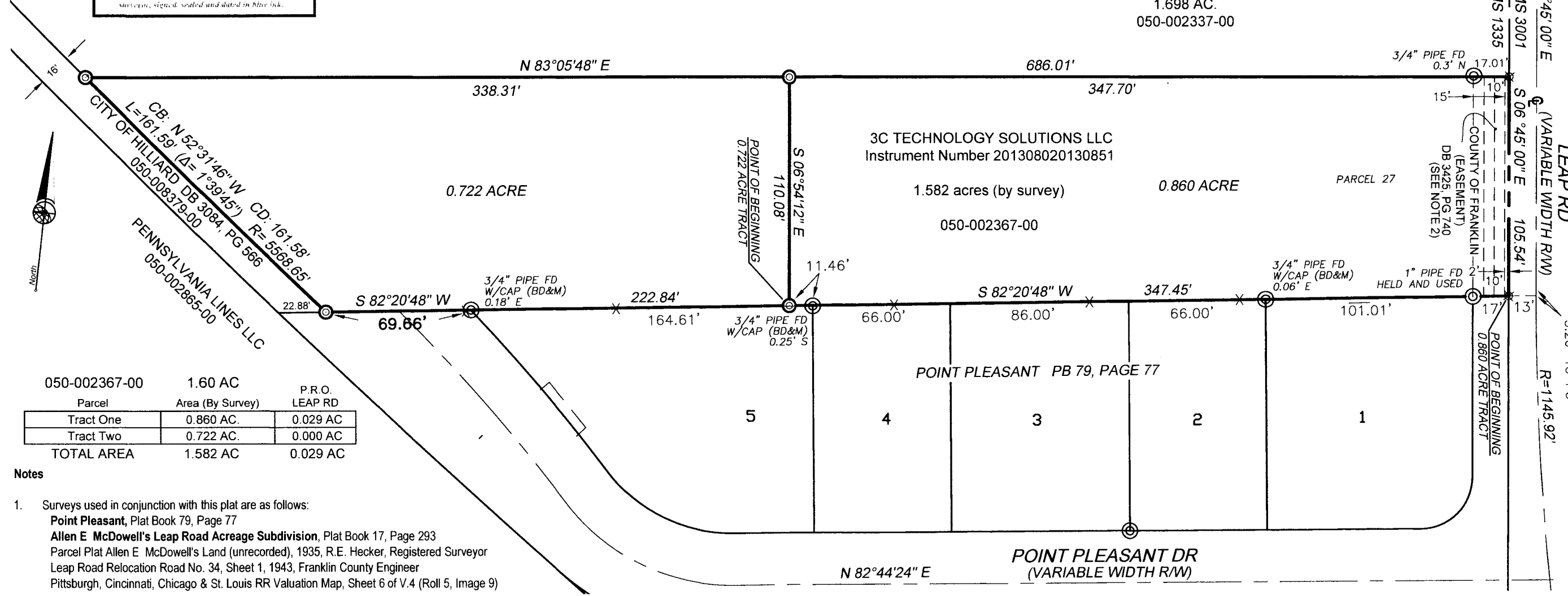
**Survey Number 1335, Virginia Military District
City of Hilliard, Franklin County, Ohio**

Situated in the State of Ohio, County of Franklin, City of Hilliard, within Survey Number 1335 of the **Virginia Military District** and being a 0.722 acre parcel out of that remainder of Parcel 27 as shown on **Parcel Plat of Allen E McDowell's Land** (an unrecorded plat) and described as Tract 1 and Tract 2 in a deed to **3C TECHNOLOGY SOLUTIONS LLC** of record in Instrument Number 201308020130851:

OHIO STATE HOLDINGS, LLC
Instr. No. 200805280081545
1.698 AC.
050-002337-00

PARCEL 26

PARCEL 27



Parcel	Area (By Survey)	P.R.O. LEAP RD
Tract One	0.860 AC.	0.029 AC
Tract Two	0.722 AC.	0.000 AC
TOTAL AREA	1.582 AC	0.029 AC

Notes

- Surveys used in conjunction with this plat are as follows:
Point Pleasant, Plat Book 79, Page 77
Allen E McDowell's Leap Road Acreage Subdivision, Plat Book 17, Page 293
 Parcel Plat Allen E McDowell's Land (unrecorded), 1935, R.E. Hecker, Registered Surveyor
 Leap Road Relocation Road No. 34, Sheet 1, 1943, Franklin County Engineer
 Pittsburgh, Cincinnati, Chicago & St. Louis RR Valuation Map, Sheet 6 of V.4 (Roll 5, Image 9)
- Right of Way of Leap Road established by Road Record 8, Page 167 and by Easement for Highway Purposes, described in a deed to FRANKLIN COUNTY, of record in Deed Book 3425, Page 740. Leap Road was established and the centerline exists 13 feet east of the VMS 1335 line; the record established thirty (30) feet total width so that two (2) feet of right of way is on the west side of the VMS line. The Easement width establishes an additional ten (10) feet for right of way from this line. It appears that referenced in a prior deed from Kentucky Joint Stock Land Bank to Allen E McDowell, of record in Deed Book 1004, Page 312, is an agreement to allow "... a strip of land fifteen (15) feet, measured westerly from the said Survey line (sic: westerly right of way line), shall be kept opened and maintained as a part of the Hart Road (NKA Leap Road) which matches the distance of the monumentation found (17 feet) along Leap Road.

Basis of Bearings

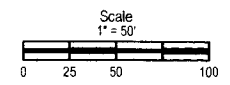
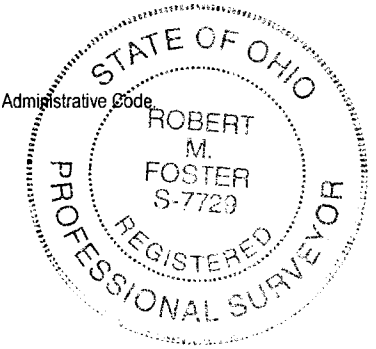
Bearings are based on the northerly line of *Point Pleasant* a subdivision of record in Plat Book 79, Page 77, and given as North 82 degrees 20 minutes 48 seconds East

We hereby certify:
 - that this survey is based on a field survey performed in November/December 2021;
 - and that this is a Boundary Survey prepared in accordance with Chapter 4733-37 of the Administrative Code.

Signed and Sealed this 29th day of June, 2022

earthmetric, LLC

 Robert M. Foster, P.S.
 Registered Professional Surveyor No. 7729



Rev No	Date	Revision
1		

Location: 43055 Drawn/Chkd: RF/RF
 Job No: 22004 SHEET 1 OF 1
 Date: May 5, 2022

earthmetric, LLC
 322 Meadow Ln
 Circleville, OH 43113
 614-404-4097
 www.earthmetric.com

LEGEND

PK NAIL FOUND	PK NAIL SET	RAIL SPIRAL FOUND	RAIL SPIRAL SET	STONE FOUND	REBAR SET	5/8" REBAR SET W/CAP (R.M. FOSTER S 7729)	PINCH TOP FOUND	SIGN	POWER POLE	LIGHT POLE	DEDDIOUS TREE	CONIFER TREE	STUMP	CATCH BASIN	TEL. CLOSURE	TEL. MANHOLE	SANITARY MANHOLE	STORM SEWER MANHOLE	WATER METER	WATER VALVE	FIRE HYDRANT
---------------	-------------	-------------------	-----------------	-------------	-----------	---	-----------------	------	------------	------------	---------------	--------------	-------	-------------	--------------	--------------	------------------	---------------------	-------------	-------------	--------------

BOUNDARY SURVEY

3C TECHNOLOGIES, LLC