

N:\2023\230945\Drawings\ACAD\SVY\VP05\SPLIT_230945_2024-01-18-Lincoln Circle.dwg 02/20/2024

CITY OF GAHANNA
10.950 AC.
O.R. 10962, PG. A 04
P.N. 025-000279

RECEIVED

FEB 27 2024

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

BOARD OF TRUSTEES OF THE
COLUMBUS METROPOLITAN LIBRARY
0.481 AC.
INSTRUMENT NO. 201909270127167
P.N. 025-000792

*Note
R/W line shown based on plan and
current improved occupation.
FRA-317-18.38-18.57 (Parcel 73-WV,)

LEATHERBUCK, LLC
4.631 AC.
INSTRUMENT NO. 201003090027861
P.N. 025-004250

CITY OF GAHANNA
1.503 AC.
O.R. 31736, PG. G 01
P.N. 025-000289

5/8" Iron Pin Found
3/4" Iron Pipe w/Cap Found
Point S17° 27' 24" E 0.81' from a 3/4" I.D. Iron Pipe w/Cap Found (Turner)

RESERVE "A"
P.B.17, PG. 176
DURIS FAMILY LIMITED LIABILITY COMPANY
0.850 AC.
O.R. 34773, PG. C 10
P.N. 025-000190

THE KALAYANEE V. ISHIDA TRUST
0.331 AC.
INSTRUMENT NO. 2000090601179756
P.N. 025-001086

5/8" Iron Pin Found
S86° 45' 26"E
280.02'

N03° 52' 04"E
50.00'

S86° 45' 26"E
639.22'

S25° 12' 34"W
53.91'

From the Centerline of Shull Avenue
STATE OF OHIO
0.026 AC. - PARCEL NO. 74WV
O.R. 32297, PG. I 01

STATE OF OHIO
0.333 AC. - PARCEL NO. 72WV
O.R. 31670, PG. F 13

POB

GRANVILLE STREET
(FRA-317-18.3-18.35 & FRA-317-18.38-18.57)

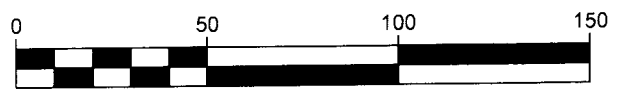
31,472 Sq. Ft. (= 0.722 Ac.)
(18,765 Sq. Ft. (= 0.431 Ac.) in PRO)

619.60'
N86° 45' 26"W

60' Original RW
R.R. 6, Pg. 91

MAG Nail Set

SCALE: 1" = 50'

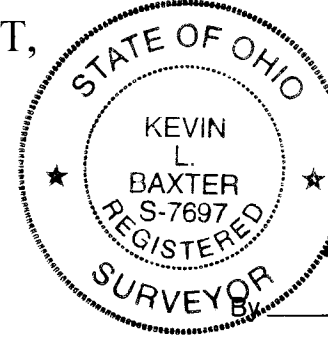


SCALE: 1" = 50'

V3 Companies, Ltd.
550 Polaris Parkway, Ste. 250
Westerville, Ohio 43082
Ph: (614) 761-1661

EXHIBIT OF A 0.722 ACRE TRACT
ALONG THE NORTH SIDE OF GRANVILLE STREET,
EAST OF SHULL AVENUE,
CITY OF GAHANNA, FRANKLIN CO., OHIO
(QTR. TWP. 1, T. 1 N., R. 17 W., U.S.M.L.)

BASIS OF BEARINGS: Basis of bearings is the centerline of Granville Street, being S 86° 45' 26" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.



Kevin L. Baxter

Kevin L. Baxter ~ Ohio Surveyor No. 7697

JANUARY 22, 2024