

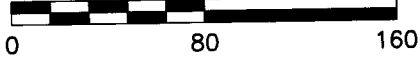
PLAT OF SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF HILLIARD,
VIRGINIA MILITARY SURVEY NUMBER 3002.



NORTH

SCALE IN FEET



LEGEND

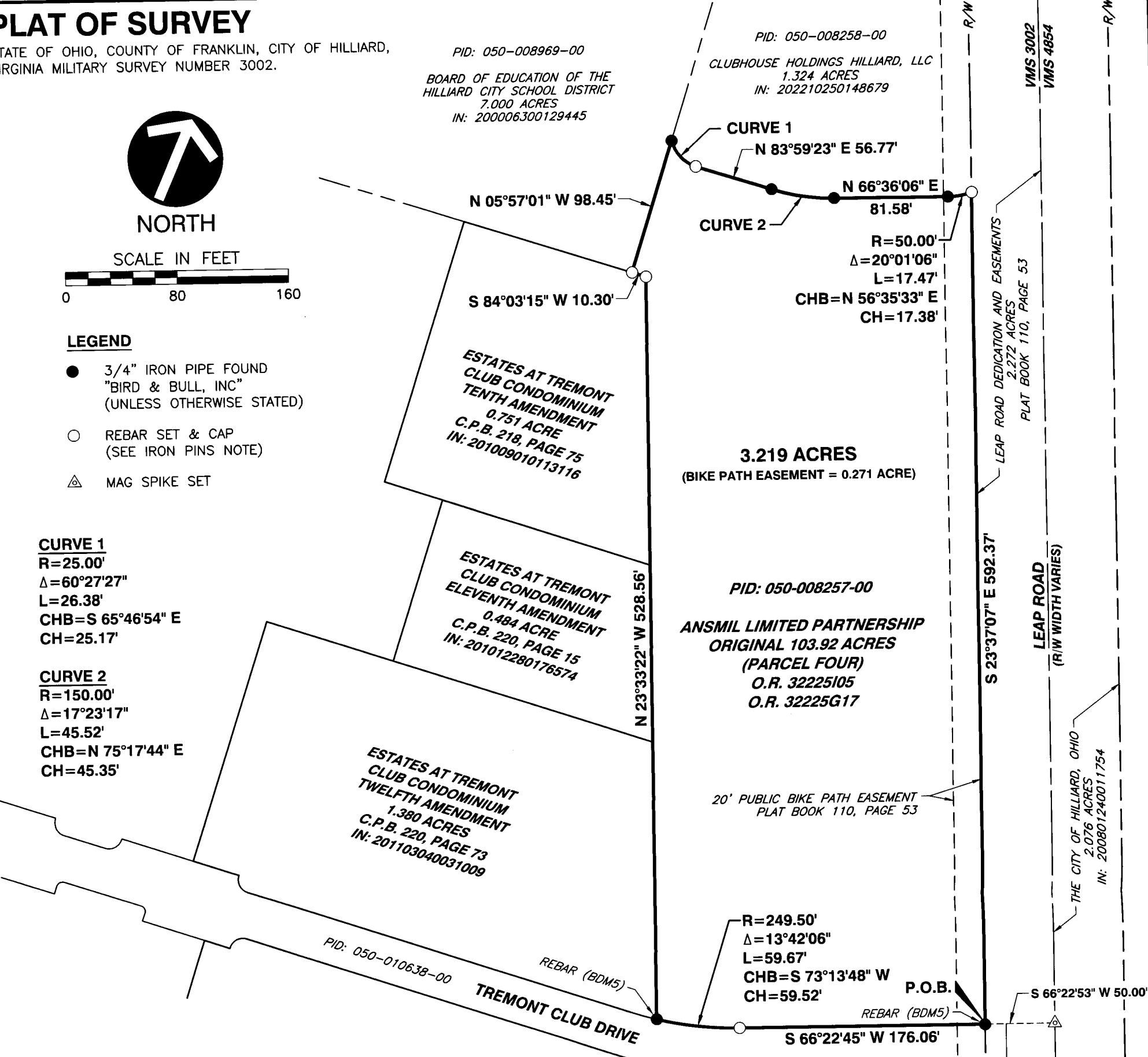
- 3/4" IRON PIPE FOUND
"BIRD & BULL, INC"
(UNLESS OTHERWISE STATED)
- REBAR SET & CAP
(SEE IRON PINS NOTE)
- △ MAG SPIKE SET

CURVE 1

R=25.00'
Δ=60°27'27"
L=26.38'
CHB=S 65°46'54" E
CH=25.17'

CURVE 2

R=150.00'
Δ=17°23'17"
L=45.52'
CHB=N 75°17'44" E
CH=45.35'



BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 23°37'07" WEST AS DETERMINED FOR THE CENTERLINE OF LEAP ROAD BASED ON FIELD OBSERVATIONS PERFORMED IN SEPTEMBER, 2023 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON SEPTEMBER, 8 OF THE YEAR 2023.

IRON PINS:

ALL IRON PINS SET ARE 5/8" SOLID REBAR THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERTINENT DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT FRANKLIN COUNTY.

CERTIFICATION:

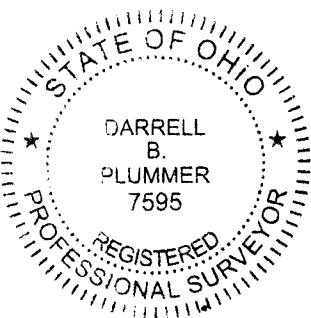
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN SEPTEMBER, 2023.

Darrell B. Plummer 2/27/2024
 DARRELL B. PLUMMER DATE
 PROFESSIONAL LAND SURVEYOR NO. 7595

RECEIVED

FEB 28 2024

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



CEC
 Civil & Environmental Consultants, Inc.
 250 W. Old Wilson Bridge Road
 Suite 250
 Worthington, OH 43085
 Ph: 614.540.6633
 www.cecinc.com

JA FRIEDMAN CAPITAL LLC
 CITY OF HILLIARD
 FRANKLIN COUNTY, OHIO
 3.219 ACRE SURVEY

DRAWN BY:	KAS	CHECKED BY:	DBP	APPROVED BY:	DBP	EXHIBIT:	
DATE:	FEBRUARY 2024	DWG SCALE:	1"=80'	PROJECT NO:	334-759		SRV