

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 44°31'12" W	55.57'
L2	S 82°54'32" E	50.07'
L3	S 77°58'46" E	50.08'
L4	N 76°45'26" E	49.59'
L5	S 64°56'46" W	70.00'
L6	N 25°04'24" W	77.85'
L7	S 62°43'39" W	35.00'
L8	S 25°03'14" E	76.50'
L9	S 64°56'46" W	70.00'
L10	N 76°45'26" E	50.54'
L11	N 81°23'29" E	29.98'
L12	S 01°15'09" W	76.13'
L13	S 74°48'18" W	45.14'
L14	S 04°12'40" E	87.49'

RECEIVED

APR 13 2024

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

SURVEY OF  
1.000 ACRE & 0.683 ACRES

LYING IN  
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 18  
UNITED STATES MILITARY LANDS  
LOTS 1311 THROUGH 1320, 1322 & 1323  
PART OF "LAKES" AND "PARK"  
OF MOUNT AIR NO. 2  
PLAT BOOK 19, PAGE 21  
CITY OF COLUMBUS, COUNTY OF FRANKLIN  
STATE OF OHIO

DEED REFERENCES:

- (A) MICHAEL & LINDA MCGAUGHEY  
1.688 ACRES  
I.N. 200608300172825  
P.I.D. 610-282487
- (B) MICHAEL & LINDA MCGAUGHEY  
LOT 1321  
I.N. 201111280154150  
P.I.D. 255-318739
- (C) MICHAEL J. & LINDA S. MCGAUGHEY  
LOT 1324  
I.N. 201512290181753  
P.I.D. 255-318740

CURVE TABLE:

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	83.00'	34.11'	23°32'56"	N 84°46'37" W	33.87'
C2	83.00'	34.19'	23°36'00"	S 71°38'55" W	33.95'

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"

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- PKF P.K. NAIL FOUND
- RBS REBAR SET

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 REAL-TIME-NETWORK. THE PORTION OF THE NORTHERLY LINE OF EDGECLIFF DRIVE HAVING A BEARING OF S 64°56'46" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

FLOOD NOTE:

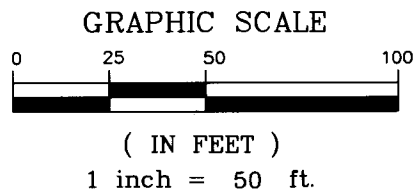
THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0043K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JANUARY OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Scott D. Grunde* 10/30/23

SCOTT D. GRUNDEI, P.S.  
REGISTERED SURVEYOR NO. 8047

DATE



SHEET 1 OF 2



REV: 10/26/23 DATE: 1/25/23 FILE NO. SELFPY-JOB55-SPL

DRAWN BY: DJH

**RECEIVED**

APR 13 2024

Franklin County Engineer  
Cornell R. Robertson, P.E., P.S. 1

STEPHEN L. HADDEN &  
PAMELA A. HADDEN  
1.155 ACRES  
I.N. 200906170087719

**1.000 ACRES**  
43560.000 S.F.  
TRACT 1  
VACANT

HICKORY BLUFF FARMS  
1.570 ACRES  
I.N. 200512060257097

**0.683 ACRES**  
29749.677 S.F.  
TRACT 2  
VACANT

MOUNT AIR NO. 2  
P.B. 19, PG. 21

LOT 1325  
HICKORY BLUFF FARMS  
0.616 ACRES  
I.N. 200608300172828

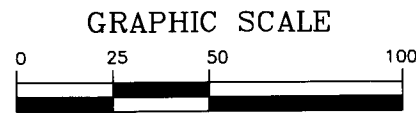
AREA DELINEATED AS  
"PARK" AND "LAKES"

**POINT OF  
BEGINNING**  
TRACT 1

**POINT OF  
BEGINNING**  
TRACT 2

**EDGECLIFF DRIVE 35'**  
N 68°58'17" W 252.00'  
P.B. 19, PG. 21

**EDGECLIFF DRIVE 35'**  
P.B. 19, PG. 21



( IN FEET )  
1 inch = 50 ft.

**LEGEND**

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- PKF P.K. NAIL FOUND
- RBS REBAR SET

SHEET 2 OF 2



**LANDMARK**  
LAND SURVEYORS  
690 LAKEVIEW PLAZA BLVD. SUITE A  
WORTHINGTON OH. 43085  
PHONE: (614) 485-9000  
WWW.LANDMARKSURVEY.COM

REV: 10/26/23 DATE: 1/25/23 FILE NO. SELFPY-JOB55-SPL

DRAWN BY: DJH