

SURVEY PLAT

Being a 0.233 acre tract (Tract I) & A 0.267 acre tract (Tract II),
located in Virginia Military Survey No. 2542,
City of Dublin, Franklin County, Ohio

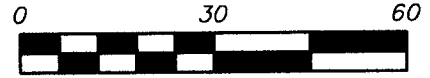
For: Epic Homes

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JUN 17 2024

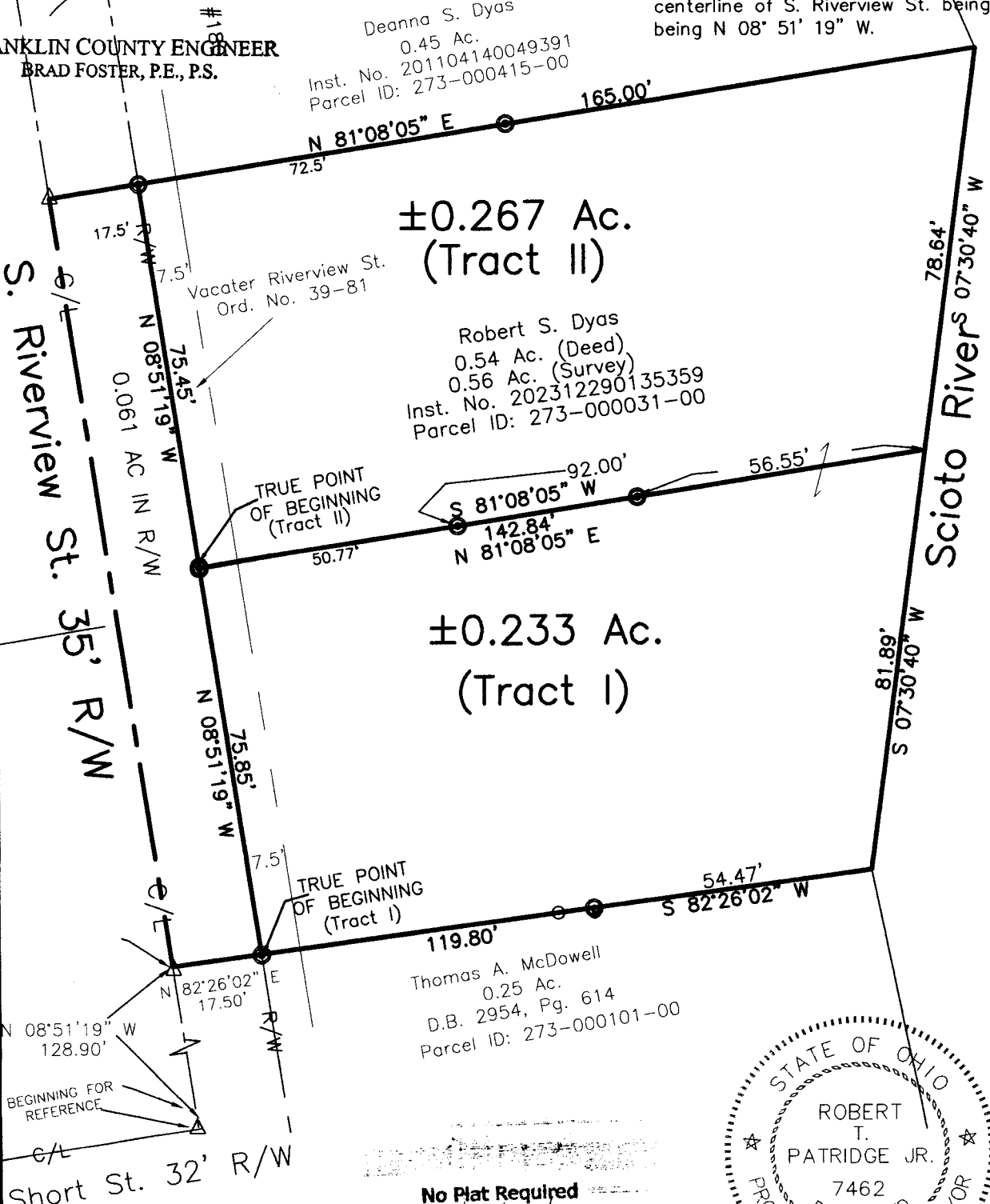
FRANKLIN COUNTY ENGINEER
BRAD FOSTER, P.E., P.S.

Deanna S. Dyas
0.45 Ac.
Inst. No. 201104140049391
Parcel ID: 273-000415-00



Scale 1" = 30'
Feb., 2024

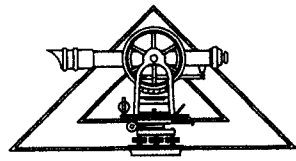
Basis of bearings from (GNSS)
observation based on the
centerline of S. Riverview St. being
being N 08° 51' 19" W.



LEGEND

● set iron pin 5/8" rebar
(capped PATRIDGE SURVEYING)

△ set PK Nail



PATRIDGE
SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076

I hereby certify that I have surveyed the property
described in the foregoing title caption, and that
said survey and plat are accurate and correct to the
best of my knowledge. Easements, restrictions,
utilities, and rights-of-way not located, unless
noted

Robert T. Patridge Jr.

Robert T. Patridge Jr.
Professional Surveyor No. 7462

No Plat Required
City of Dublin - Planning

