

**SUSAN L. HERR
AUDITORS' PARCEL NUMBER
PART OF 180-005024**

PROPOSAL IS FOR A 5.405 ACRE TRACT, MORE OR LESS, OUT OF A CURRENT 33.451 ACRE TRACT

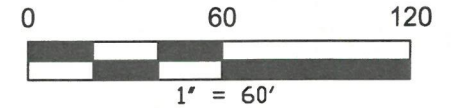
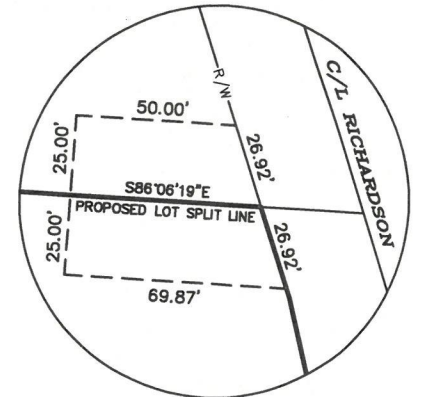
Village of Groveport, An Ohio Municipal Corporation
58.230 acres
Inst. 200501190011715
Tract II

Board of Park Commissioners of the Columbus
and Franklin County Metropolitan Park District
60.409 acres
Inst. 201505060057794

Susan L. Herr
33.451 acres
Inst. 202302220016913

BEARING TABLE		
Course	Bearing	Distance
L1	S 17°53'00"E	29.84'
L2	S 12°41'20"E	249.08'
L3	S 12°41'20"E	27.05'
L4	S 19°59'11"E	136.26'
L5	S 19°23'14"E	154.73'

**DETAIL A
COMMON ACCESS EASEMENT**



P.L.S.S. INFORMATION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MADISON, BEING PART OF THE NORTHWEST QUARTER OF OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 11, RANGE 21, OF MATHEW'S SURVEY OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BEING ALSO PART OF LOT 3 OF WILLIAM T. DECKER'S SUBDIVISION BY PLAT OF RECORD IN PLAT BOOK 4, PAGE 33, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 17°52'33"W AS SHOWN ALONG THE CENTERLINE OF RICHARDSON ROAD BETWEEN FCGS 1152 AND FCGS 5010 ON CENTERLINE SURVEY PLAT OF RICHARDSON, COUNTY ROAD #119, HAYES ROAD TO GROVEPORT ROAD, ENGINEER'S OFFICE, FRANKLIN COUNTY, OHIO.

THIS PLAT WAS PREPARED BY, DOUGLAS J. BRANDEL, OHIO REGISTERED SURVEYOR NO. 7961, FROM AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED IN MARCH 2024, ALONG WITH PUBLIC RECORDS ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE.

FIRM MAP INFORMATION

ZONE X = Areas of minimal flood hazard & 0.2% annual chance flood hazard (areas of 1% annual chance flood hazard with average depth less than one foot or with drainage areas of less than one square mile) per FIRM Map 39049C0453K effective on 6/17/2008

Board of Park Commissioners of the Columbus
and Franklin County Metropolitan Park District
246.933 acres
Inst. 201012100168833

LEGEND

- 3/4" IRON PIN FOUND ("BRANDEL CAP") unless otherwise noted
- ◻ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT FOUND
- △ RAILROAD SPIKE FOUND
- POINT
- ⊙ 6" MAG SPIKE SET
- 3/4" IRON PIN SET ("BRANDEL" CAP)



RECEIVED

NOV 06 2024

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

Douglas J. Brandel
DOUGLAS J. BRANDEL
OHIO REGISTERED SURVEYOR NO. 7961

20 AUG 2024
DATE