
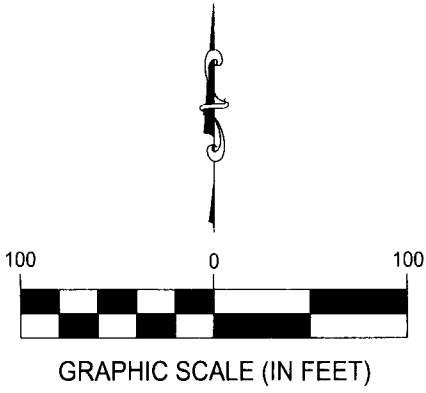
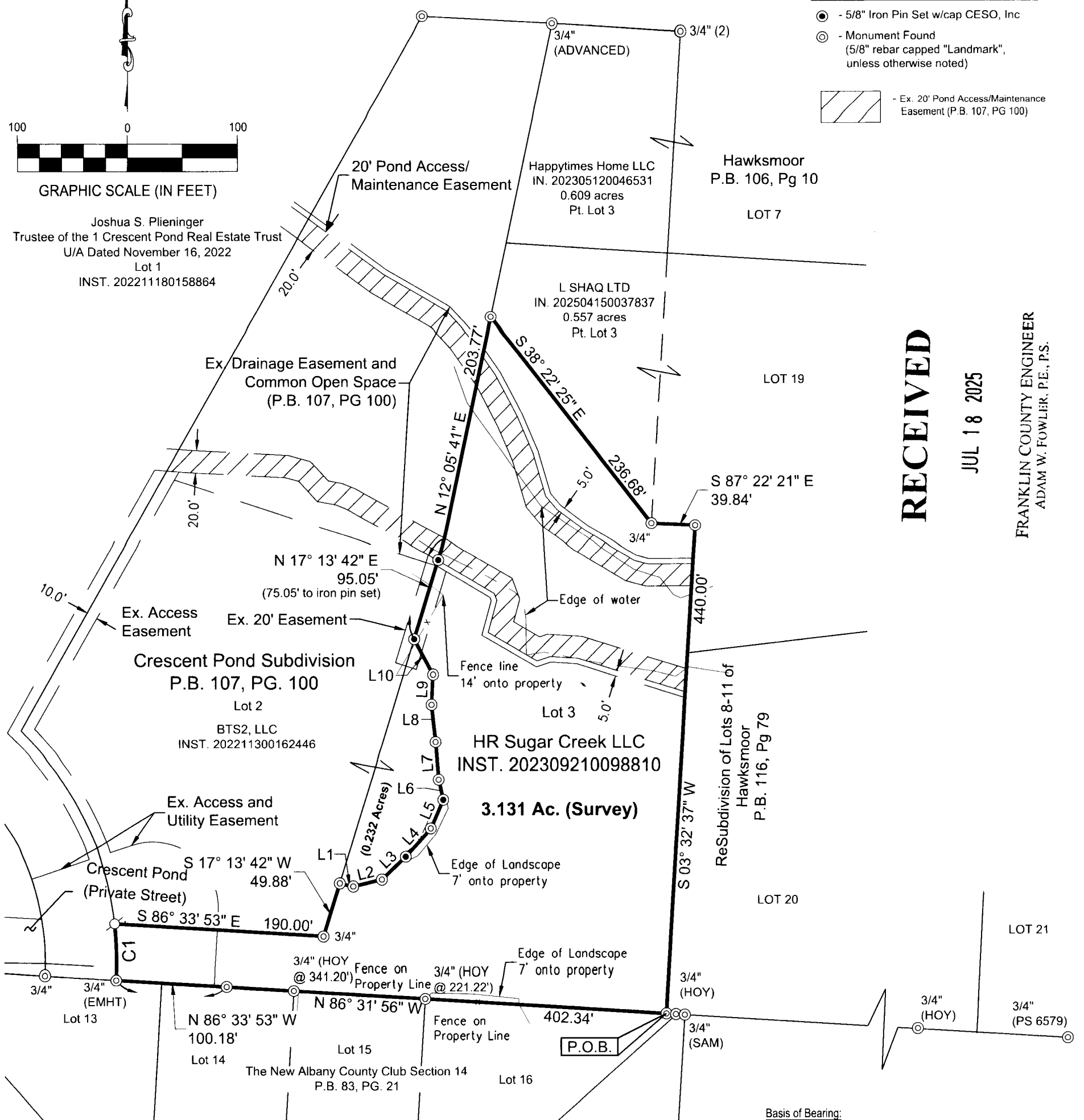


SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Monument Found (5/8" rebar capped "Landmark", unless otherwise noted)
-  - Ex. 20' Pond Access/Maintenance Easement (P.B. 107, PG 100)



Joshua S. Plieninger
Trustee of the 1 Crescent Pond Real Estate Trust
U/A Dated November 16, 2022
Lot 1
INST. 202211180158864



RECEIVED
 JUL 18 2025
 FRANKLIN COUNTY ENGINEER
 ADAM W. FOWLER, P.E., P.S.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	9° 55' 42"	290.00'	50.25'	N1° 31' 44"W, 50.19'

Basis of Bearing:

Bearing shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The bearings herein are based on GPS observations using the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in NAD83 (2011) Epoch 2010. The Columbus, Mount Vernon, and McConnelville CORS stations were used in determining the grid bearing, and establishing a bearing of North 86°31'56" West for the southerly lot line of Lot 3 of the Crescent Pond Subdivision.

I hereby certify that this drawing represents a true complete survey made by me or under my supervision, and meets the latest provision of Ohio Administrative Code Chapter 4733-37 - minimum standards for boundary surveys in the State of Ohio. All dimensions are in feet and decimal parts thereof.

The field work was completed in June, 2025

MATTHEW J. ACKROYD, OHIO PS NO 8897
matt.ackroyd@cesoinc.com

DATE

LINE TABLE		
Line #	Direction	Length
L1	S77° 26' 05"E	12.64'
L2	N76° 28' 24"E	26.83'
L3	N46° 30' 45"E	29.83'
L4	N42° 25' 02"E	34.39'
L5	N23° 08' 20"E	28.39'

LINE TABLE		
Line #	Direction	Length
L6	N12° 20' 30"W	18.57'
L7	N04° 51' 05"W	33.56'
L8	N06° 10' 11"W	33.93'
L9	N02° 47' 55"E	27.01'
L10	N28° 15' 15"W	36.22'



Matthew J. Ackroyd 7/16/25

1 OF 1

Project Number: 766652
Scale: 1" = 100'
Drawn By: JRC
Checked By: MJA
Date: 7/15/2025
Issue:
© 2024 CESO, INC.

Schottenstein Real Estate Group
3 Crescent Pond

Plat of Survey

State of Ohio, Franklin County, City of New Albany
Quarter Township 3, Township 2, Range 16
United States Military Lands

