

0.059 ACRE LOT SPLIT SURVEY

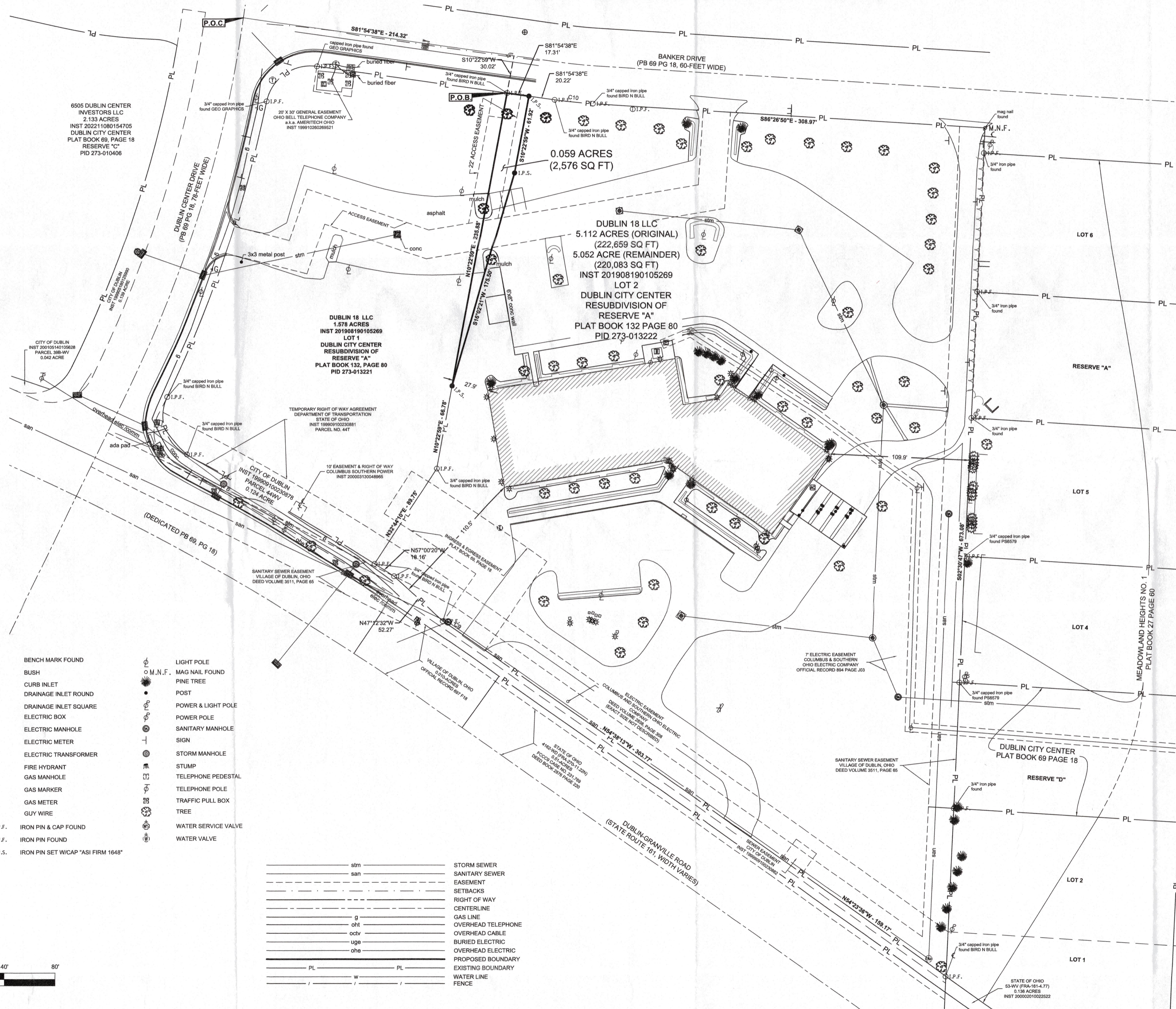
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, QUARTER TOWNSHIP 3, TOWNSHIP 2 NORTH, RANGE 19 WEST

UNITED STATES MILITARY LANDS



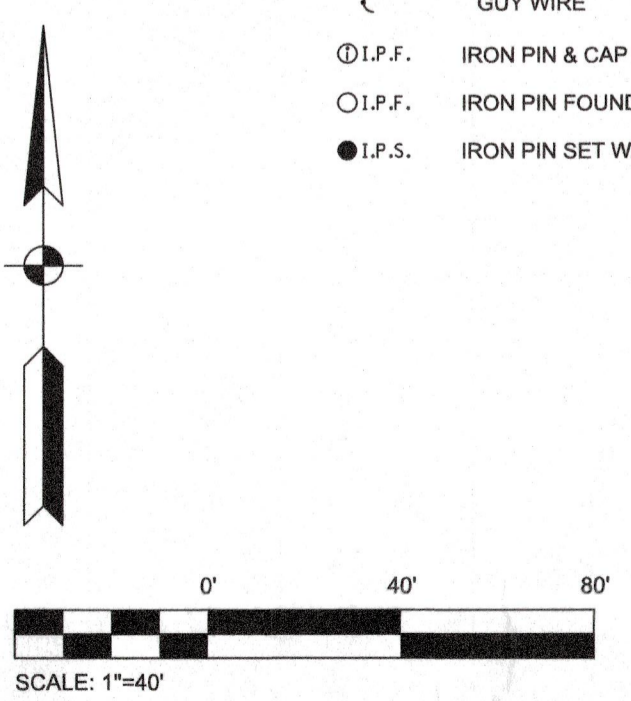
**AMERICAN
STRUCTUREPOINT
INC.**

2950 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com



- | | | | |
|--|-------------------------------------|--|---------------------|
| | BENCH MARK FOUND | | LIGHT POLE |
| | BUSH | | MAG NAIL FOUND |
| | CURB INLET | | PINE TREE |
| | DRAINAGE INLET ROUND | | POST |
| | DRAINAGE INLET SQUARE | | POWER & LIGHT POLE |
| | ELECTRIC BOX | | POWER POLE |
| | ELECTRIC MANHOLE | | SANITARY MANHOLE |
| | ELECTRIC METER | | SIGN |
| | ELECTRIC TRANSFORMER | | STORM MANHOLE |
| | FIRE HYDRANT | | STUMP |
| | GAS MANHOLE | | TELEPHONE PEDESTAL |
| | GAS MARKER | | TELEPHONE POLE |
| | GAS METER | | TRAFFIC PULL BOX |
| | GUY WIRE | | TREE |
| | IRON PIN & CAP FOUND | | WATER SERVICE VALVE |
| | IRON PIN FOUND | | WATER VALVE |
| | IRON PIN SET W/ CAP "ASI FIRM 1648" | | |

- | | |
|--|--------------------|
| | STORM SEWER |
| | SANITARY SEWER |
| | EASEMENT |
| | SETBACKS |
| | RIGHT OF WAY |
| | CENTERLINE |
| | GAS LINE |
| | OVERHEAD TELEPHONE |
| | OVERHEAD CABLE |
| | BURIED ELECTRIC |
| | OVERHEAD ELECTRIC |
| | PROPOSED BOUNDARY |
| | EXISTING BOUNDARY |
| | WATER LINE |
| | FENCE |



RECEIVED
SEP 10 2025
FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

ZONING
DESCRIPTION: BSD-SCN: BSD SAWMILL CENTER NEIGHBORHOOD
ORDINANCE NO.: ORD 08-12

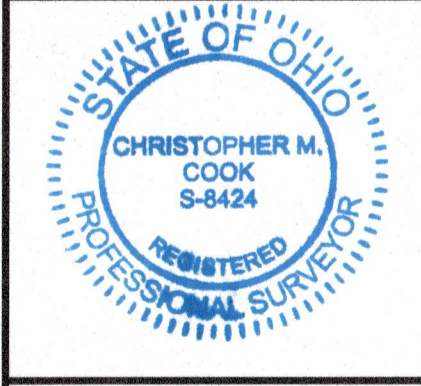
BASIS OF BEARINGS
BEARINGS DESCRIBED HEREON ARE BASED ON THE CENTERLINE OF BANKER DRIVE AS HAVING A BEARING OF SOUTH 81 DEGREES 54 MINUTES 39 SECONDS EAST, MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), EPOCH 2010.0, AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

CERTIFICATION
THIS LOT SPLIT SURVEY PLAT WAS PREPARED BASED ON AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED BY AMERICAN STRUCTUREPOINT, INC. WITH THE FIELD WORK COMPLETED IN JUNE AND AUGUST OF 2025, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher M. Cook
CHRISTOPHER M. COOK, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 8424
9/5/2025
DATE

LOT SPLIT SURVEY
FOR
DUBLIN 18 LLC
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION



DATE:	08/29/2025
DRAWN BY:	CC
CHECKED BY:	CC
JOB NUMBER:	2024.03885

PLOT SCALE: 1"=40' EDIT DATE: 9/3/25 - 4:18 PM EDITED BY: CCOOK DRAWING FILE: C:\0204\03885\0 DRAWINGS\SURVEY\2024\03885.SV 2025-09-05 LOT SPLIT.DWG