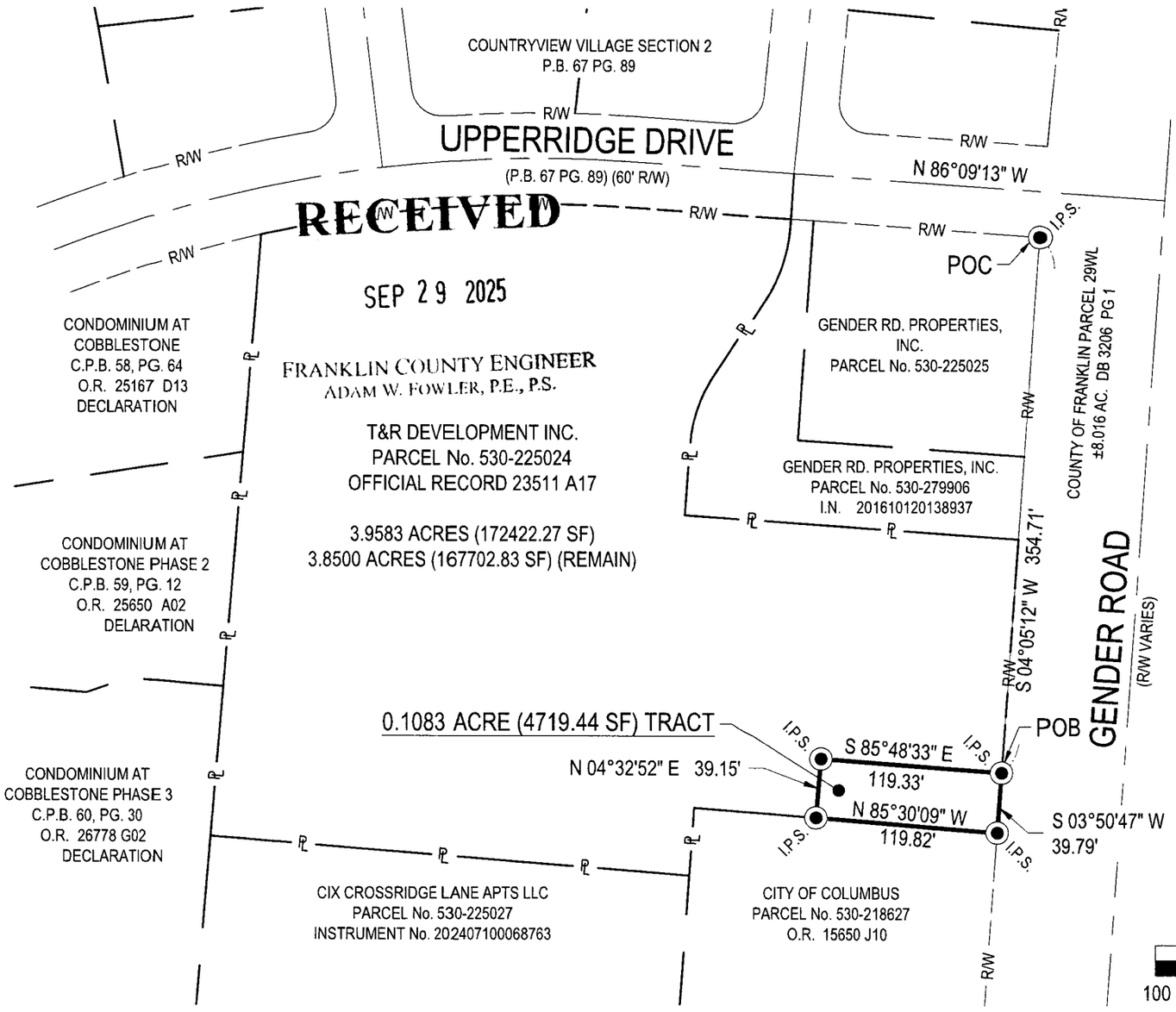
LOT SPLIT PLAT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 11, RANGE 21, CONGRESS LANDS



RECEIVED
SEP 29 2025
FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- IRON PIN SET

BASIS OF BEARINGS

THE BEARINGS USED HEREIN ARE BASED ON A PORTION OF THE CENTERLINE OF UPPERRIDGE DRIVE BEING NORTH 86° 09' 13" WEST PER SUBDIVISION PLAT ENTITLED "COUNTRYVIEW VILLAGE" OF RECORD IN PLAT BOOK 67, PAGE 89 OF THE FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE

ALL IRON PINS SET ARE 5/8" IN DIAMETER BY 30" IN LENGTH REBAR WITH PLASTIC CAP STAMPED "MANNIK & SMITH GROUP.

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT I HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT. THIS PLAT IS BASED ON A FIELD SURVEY COMPLETED IN JULY OF 2024.

PAUL WANDER, P.S.
LICENSED PROFESSIONAL SURVEYOR
OHIO LICENSE NO. 8728

09/26/2025
DATE

STATE OF OHIO
PAUL M. WANDER
8728
REGISTERED
PROFESSIONAL SURVEYOR

100 50 0 100 200
1"=100'

NO.	DATE	BY	DESCRIPTION
1	9/22/2025	BY	REVISION PER COUNTY

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 7/30/2025
PROJECT NO.: 24J0803
DRAWN BY: CDH
CHECKED BY: NJD

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR
EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET,
SUITE 400, CHICAGO, IL 60661

LOT SPLIT PLAT FOR
GREEN OAKS OF CANAL WINCHESTER
3831 GENDER ROAD, CANAL WINCHESTER, OH 43110

LOT SPLIT PLAT

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