

SURVEY OF
**PROPOSED 60'
HIGHWAY
EASEMENT**

LYING IN
VIRGINIA MILITARY SURVEY
NO. 3811
TOWNSHIP OF PLEASANT, COUNTY OF FRANKLIN
STATE OF OHIO

RECEIVED

SEP 29 2025

**FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.**

JEFFREY B. KUHNS
5.3256 ACRES
O.R. 33130H08

**PROPOSED 60'
HIGHWAY EASEMENT**
0.199 AC EXIST.
(8694.468 S.F.)
0.100 AC ADD'L
(4346.207 S.F.)
0.299 ACRES TOTAL
(13040.675 S.F.)

BASIS OF BEARINGS:

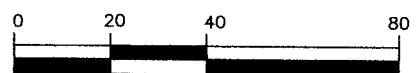
THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE CENTERLINE OF NORTON ROAD, HAVING A BEARING OF NORTH 01°57'21" EAST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

KEITH GRUBB
13.644 ACRES (DEED)
I.N. 201406040069276
P.I.D. 230-001666

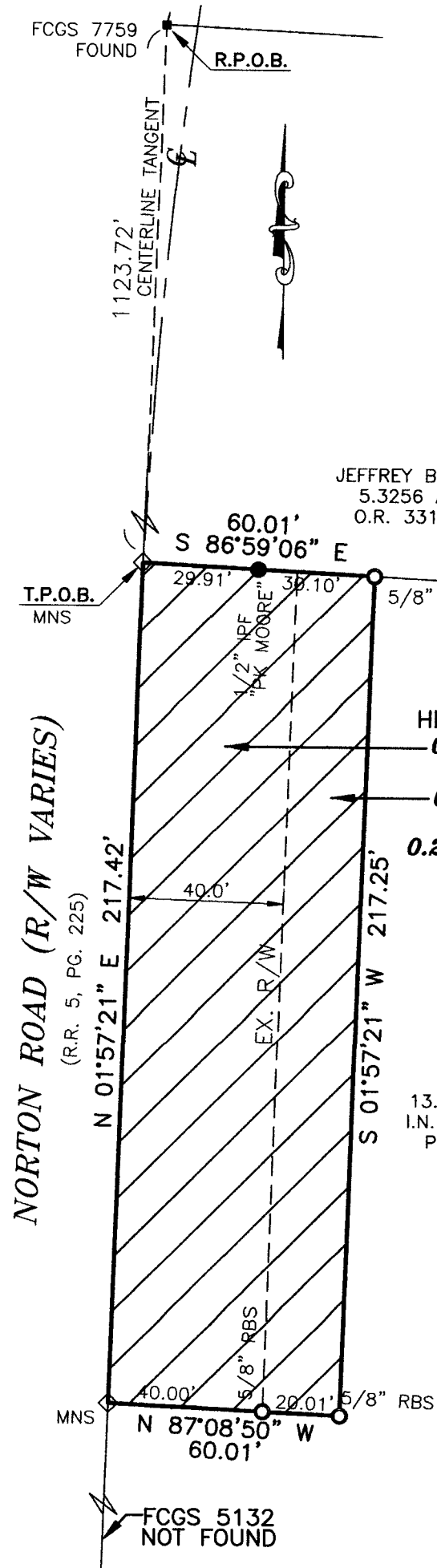
LEGEND

- IPF IRON PIN FOUND
RBF REBAR FOUND
- FRANKLIN COUNTY ENGINEER CONTROL MONUMENT FOUND
- RBS NO. 5 REBAR SET, 30" LONG WITH RED PLASTIC CAP STAMPED "LANDMARK SURVEY"
- ◇ MNS MAG NAIL SET
- T.P.O.B. TRUE POINT OF BEGINNING
- R.P.O.B. REFERENCE POINT OF BEGINNING

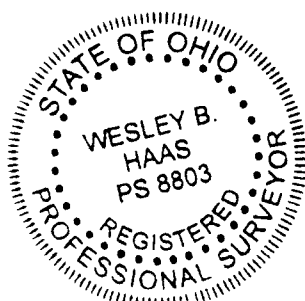
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED IN MAY OF 2025 UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



DRAWN BY: JL

WESLEY B. HAAS
REGISTERED SURVEYOR NO. 8803
9/22/25
DATE

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