







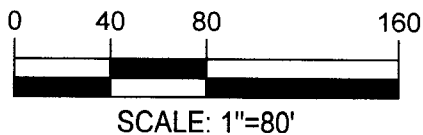


**BOUNDARY SURVEY/SPLIT**  
**SEC. 31, TOWNSHIP 15, RANGE 20, CONGRESS LANDS**  
**CITY OF CANAL WINCHESTER**  
**FRANKLIN COUNTY, OHIO**

**LEGEND**

-  PROPERTY LINE
  -  ROAD RIGHT-OF-WAY
  -  IRON PIPE FOUND
  -  IRON PIN FOUND
  -  MAG NAIL FOUND
  -  CONC. MONUMENT FOUND
  -  MAG NAIL SET
  -  IRON PIN SET
- 5/8" REBAR  
30" LONG  
"STADT 8723"



**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE CENTERLINE OF RIGHT-OF-WAY OF ASHBROOK ROAD BETWEEN FRANKLIN COUNTY MONUMENTS FCGS 9925 AND FCGS 2112 BEING N85°49'26"W AND REFERENCED TO STATE PLANE GRID, OHIO SOUTH ZONE, PER AN OHIO RTN SURVEY (NAD83, 2011 ADJUSTMENT, EPOCH 2010.0, US SURVEY FEET).

**REFERENCE DOCUMENTS**

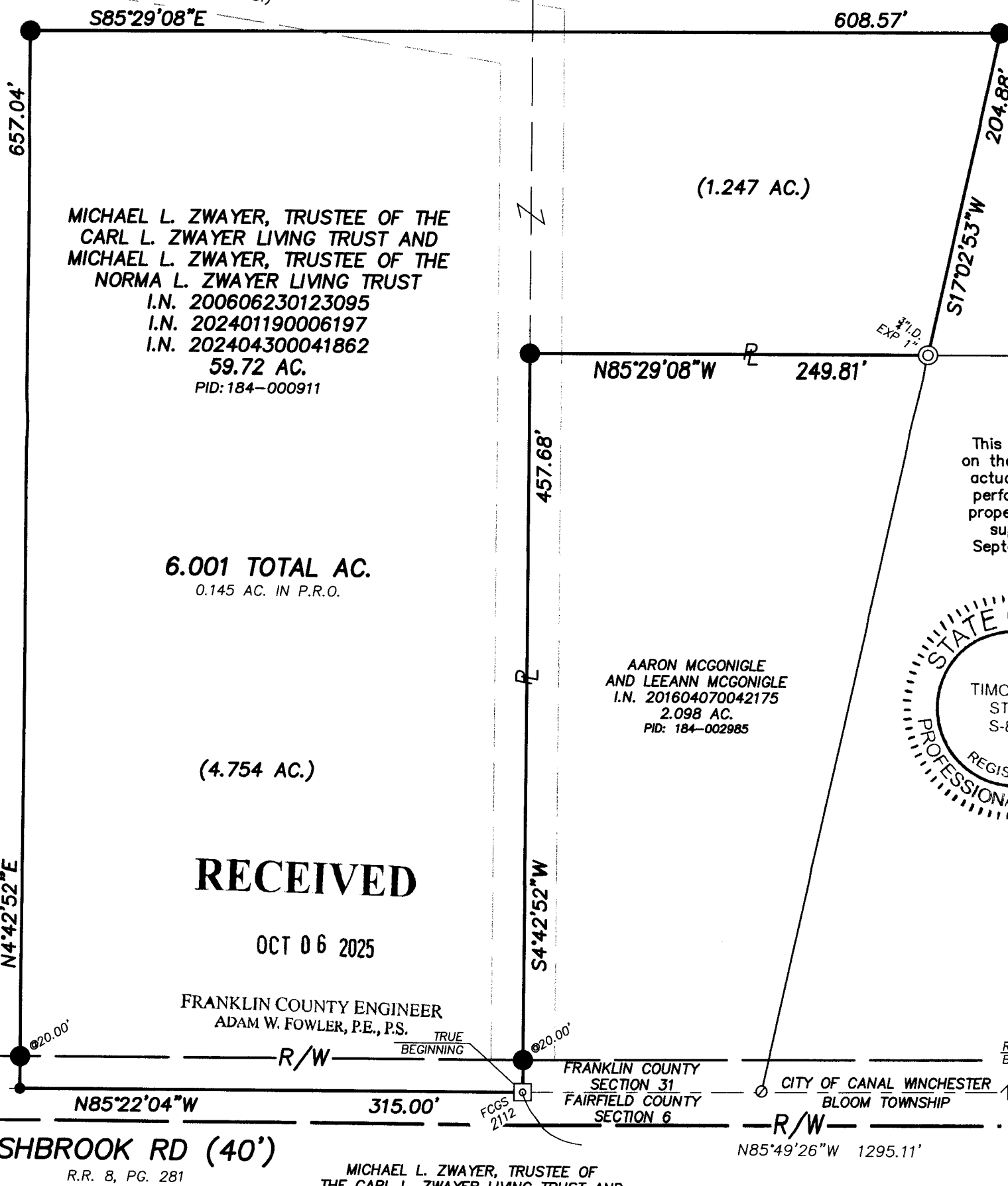
1. DEEDS OF SUBJECT AND ADJOINING PROPERTIES
2. CENTERLINE PLAT OF ASHBROOK RD BY FCE DATED 02/03/2011
3. SURVEY BY MICHAEL K. MURPHY DATED 11/19/2004

**SURVEY NOTES**

SURVEYOR WAS NOT PROVIDED A TITLE COMMITMENT AS PART OF THIS SURVEY. EASEMENTS MAY EXIST ON THE PROPERTY WHICH ARE NOT SHOWN.

**MICHAEL L. ZWAYER, TRUSTEE OF THE CARL L. ZWAYER LIVING TRUST AND MICHAEL L. ZWAYER, TRUSTEE OF THE NORMA L. ZWAYER LIVING TRUST**  
 I.N. 200606230123095  
 I.N. 202401190006197  
 I.N. 202404300041862  
**34.76 AC.**  
 PID: 184-000908

APPROX. LOCATION OF OLD KRAMER MILL ROAD  
(40', VACATED R.R. 8, PG. 281)



This plat is based on the results of an actual field survey performed on the property under my supervision in September, 2025.

DRAWING NAME: 25472SPLIT.DWG

**BOUNDARY SURVEY**  
 ASHBROOK RD  
 CITY OF CANAL WINCHESTER  
 FRANKLIN COUNTY, OHIO



**PRO BOUNDARY**  
LAND SURVEYORS

8850 COMMERCE LOOP DR  
 COLUMBUS, OH 43240  
 (614) 899-2209

BY *Timothy P. Stadt* 9/29/25  
 OHIO PROFESSIONAL SURVEYOR No. 8723

SCALE: 1"=80'

DATE OF SURVEY:  
9/16/2025

CLIENT: MR. AARON MCGONIGLE

F.B./PG.: 53/47 JOB #: 25-472