

# BOUNDARY SURVEY/SPLIT

V.M.S. NO. 1467

PLEASANT TOWNSHIP, FRANKLIN COUNTY, OHIO

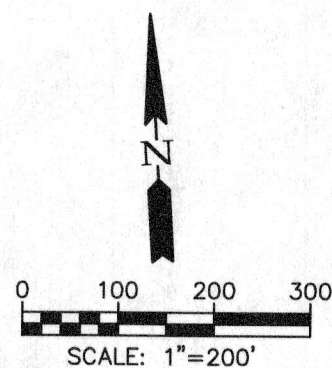
JOANNE W. ROACH, TRUSTEE  
I.N. 200401090006601  
38.108 AC.

FCGS 2117  
REFERENCE BEGINNING:  
TRACTS 2, 3  
TRUE BEGINNING:  
TRACT 1

FCGS 2035  
REFERENCE BEGINNING:  
TRACTS 6, 7, 8

### LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- CONC. MONUMENT FOUND
- ⊠ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL SET
- IRON PIN SET
- 5/8" O.D. REBAR  
30" LONG, W/ CAP  
"STADT 8723"
- ℙ PROPERTY LINE
- R/W PUBLIC ROAD  
RIGHT-OF-WAY



- L1: S55°14'34"W 175.00'
- L2: S66°06'22"W 222.74'
- L3: S66°06'22"W 95.90'
- L4: S66°06'22"W 150.00'
- L5: S3°12'43"W 169.08'
- L6: S21°34'24"E 56.90'

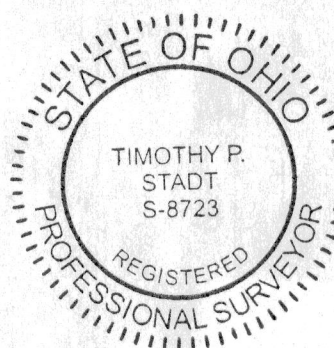
RANDY A. AMES AND SYLVIA M. AMES  
O.R. 13968, PG. G04  
1.020 AC.

RANDY A. AMES AND SYLVIA M. AMES  
I.N. 202310190109948  
1.025 AC.

NOTE:  
\*P.R.O. ACREAGES FOR TRACTS 6, 7, & 8 ARE BASED ON A 40' TOTAL R/W WIDTH FOR GRAESSLE ROAD.

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

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



### BASIS OF BEARINGS

Bearings hereon are based on the centerline of right-of-way of Graessle Road between FCGS 2035 and FCGS 2022 being S3°25'11"E and referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet.)

RECEIVED  
OCT 06 2025

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



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

DATE: 9/29/2025 REVISION:  
JOB No.: 25-459 F.B./PG.: 53/29  
CLIENT: YAK CONSULTING  
CLIENT P.O.: N/A  
DRAWING NAME: 25420SPLIT.DWG

JOANNE W. ROACH, TRUSTEE  
I.N. 200401090006601  
161.078 AC.

THOMAS B. TERVEER AND LAURA S. TERVEER  
I.N. 200403120054666  
90.4265 AC.

**TRACT 1**  
20.012 AC.  
(\*0.103 AC. IN P.R.O.)

**TRACT 2**  
20.011 AC.  
(\*0.103 AC. IN P.R.O.)

**TRACT 3**  
20.008 AC.  
(\*0.103 AC. IN P.R.O.)

**TRACT 6**  
5.028 AC.  
(\*0.162 AC. IN P.R.O.)

**TRACT 7**  
5.028 AC.  
(\*0.162 AC. IN P.R.O.)

**TRACT 8**  
5.028 AC.  
(\*0.162 AC. IN P.R.O.)

MASTER DEVELOPMENT GROUP LLC  
I.N. 202508010081748  
157.231 TOTAL AC. (SURVEY)  
158.5 AC. (DEED)  
PID: 230-000086

175' ELECTRIC EASEMENT  
OHIO POWER COMPANY  
D.B. 2779, PG. 484  
I.N. 201807190095963

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**TRACT 4**  
20.001 AC.  
(\*0.066 AC. IN P.R.O.)

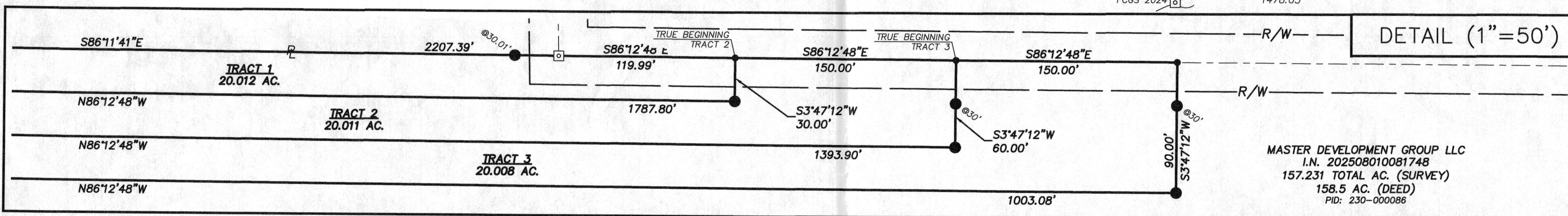
**TRACT 5**  
20.022 AC.  
(\*0.104 AC. IN P.R.O.)

**TRACT 9**  
5.008 AC.  
(\*0.127 AC. IN P.R.O.)

PAUL R. PHILLIPPI  
I.N. 201504060042956  
32.8343 AC.

GRAESSLE RD  
(TR-285, WIDTH VARIES BY USAGE - NO LESS THAN 40')

OPOSSUM RUN RD  
(CR-138, 60', R.R. 5, PG. 225)



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