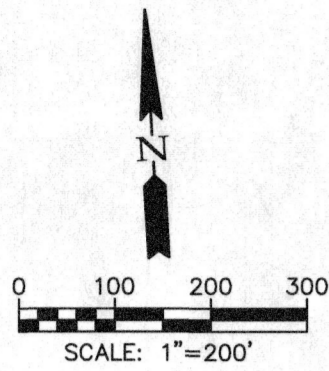


# BOUNDARY SURVEY/SPLIT

V.M.S. NO. 1467

PLEASANT TOWNSHIP, FRANKLIN COUNTY, OHIO

- 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'

- (A) RANDY A. AMES AND SYLVIA M. AMES  
 O.R. 13968, PG. G04  
 1.020 AC.
- (B) 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 plot is based on the results of an actual field survey performed on the property under my supervision in August, 2025.

BY *Timothy P. Stadt* 2/3/26  
 OHIO PROFESSIONAL SURVEYOR No. 8723



**BASIS OF BEARINGS**

Bearings herein 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**

FEB 23 2026

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



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

DATE: 1/21/2026 REVISED:  
 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  
 38.108 AC.

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

FCGS 2035  
 REFERENCE BEGINNING:  
 TRACTS 6, 7, 8

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

THOMAS B. TERVEER AND LAURA S. TERVEER  
 I.N. 200403120054066  
 90.4265 AC.

MASTER DEVELOPMENT GROUP LLC  
 I.N. 202511210134837  
 TRACT 5  
 20.022 AC.

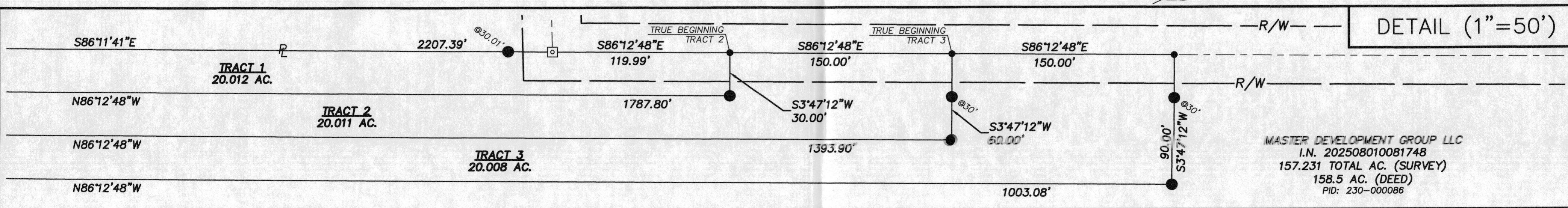
PAUL R. PHILLIPPI  
 I.N. 201504060042956  
 32.8343 AC.

MASTER DEVELOPMENT GROUP LLC  
 I.N. 202508010081748  
 37.085 AC. REMAINDER (SURVEY)  
 ORIG. 158.5 AC. (DEED)  
 PID: 230-000086

TRACT 9  
 5.008 AC.  
 (0.174 AC. IN PROPOSED R/W,  
 0.128 AC. IN P.R.O.)

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

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



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