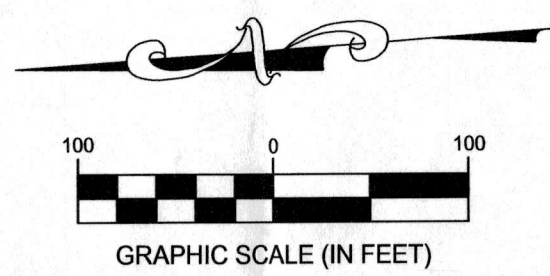


**BASIS OF BEARINGS**  
 Bearings based on The Ohio State Plane Coordinate System, South Zone NAD83 (2011) using GPS observations to establish a bearing of North 85°55'59" West for the centerline of Bachman Road between Franklin County Geodetic Survey Monuments 5563 Reset and 5564, as shown on the centerline survey plat, sheet 2 of 2 for Ebright Road available at the Franklin County Engineer's Office.



Line #	Direction	Length
L1	N04° 04' 01"E	92.79'
L2	N04° 34' 37"E	87.00'
L3	N85° 25' 23"W	60.61'
L4	N02° 26' 40"W	61.16'
L5	S46° 28' 55"E	54.00'
L6	S46° 28' 55"E	20.00'
L7	S46° 28' 55"E	16.00'
L8	S46° 28' 55"E	54.00'
L9	S46° 28' 55"E	42.00'
L10	S43° 31' 14"W	94.78'
L11	S85° 25' 23"E	30.00'
L12	S85° 25' 23"E	85.00'

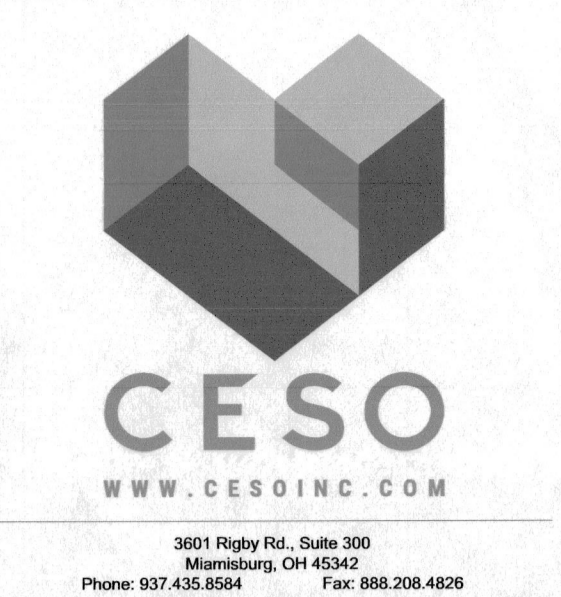
Line #	Direction	Length
L13	S85° 25' 23"E	41.97'
L14	S85° 25' 23"E	51.98'
L15	S22° 11' 03"W	15.98'
L16	S22° 52' 21"W	7.96'
L17	S46° 28' 55"E	68.00'
L18	S43° 31' 08"W	94.00'
L19	N43° 31' 05"E	8.00'
L20	S46° 28' 55"E	48.00'
L21	S43° 31' 05"W	76.00'
L22	N02° 26' 40"W	42.56'
L23	N85° 25' 23"W	30.00'

Curve	Delta	Radius	Arc Length	Chord
C1	22° 33' 52"	476.00'	187.46'	N7° 13' 58"W, 186.25'
C2	23° 04' 26"	99.00'	39.87'	N6° 57' 36"W, 39.60'
C3	90° 00' 00"	20.00'	31.42'	N40° 25' 23"W, 28.28'
C4	38° 58' 25"	330.00'	224.47'	S65° 58' 08"E, 220.17'
C5	90° 00' 00"	20.00'	31.42'	N88° 31' 05"E, 28.28'
C6	90° 00' 00"	20.00'	31.42'	S1° 28' 55"E, 28.28'
C7	90° 00' 00"	20.00'	31.42'	N88° 31' 05"E, 28.28'
C8	90° 00' 00"	20.00'	31.42'	S1° 28' 55"E, 28.28'
C9	90° 00' 00"	20.00'	31.42'	N88° 31' 05"E, 28.28'
C10	90° 00' 00"	20.00'	31.42'	N49° 34' 37"E, 28.28'
C11	90° 00' 00"	20.00'	31.42'	S40° 25' 23"E, 28.28'

Curve	Delta	Radius	Arc Length	Chord
C12	88° 51' 14"	20.00'	31.02'	S39° 49' 53"E, 28.00'
C13	88° 51' 14"	20.00'	31.02'	N48° 59' 44"E, 28.00'
C14	90° 00' 00"	20.00'	31.42'	S40° 25' 23"E, 28.28'
C15	12° 20' 00"	526.00'	113.23'	S79° 15' 23"E, 113.01'
C16	7° 10' 00"	308.00'	38.53'	S71° 16' 20"E, 38.50'
C17	20° 38' 46"	424.00'	152.79'	S56° 48' 17"E, 151.96'
C18	90° 00' 00"	20.00'	31.42'	N88° 31' 05"E, 28.28'
C19	90° 00' 00"	20.00'	31.42'	S1° 28' 55"E, 28.28'
C20	90° 00' 00"	20.00'	31.42'	N88° 31' 05"W, 28.28'
C21	90° 00' 00"	20.00'	31.42'	S1° 28' 55"E, 28.28'

NW Quarter Section 14  
 NE Quarter Section 15  
 SW Quarter Section 14  
 SE Quarter Section 15

FCGS 5564  
 Aluminum Disk Found (Held)  
 East 1/4 Sec. 15



**SURVEY NOTES:**

- All Iron Pins Set are 5/8" rebar, 30 inches in length with a yellow plastic cap stamped "CESO, Inc"
- All Monuments found are in good condition unless otherwise noted
- Occupation in general follows the boundary lines
- Documents used are as noted hereon

**SURVEY LEGEND**

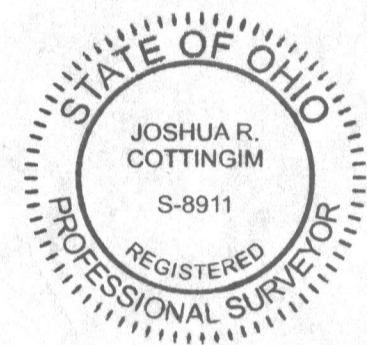
- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Monument Found as Described
- ⌵ - Mag Nail Found
- ⌵ - Mag Nail Set
- ⊠ - Monument Box Found as Described
- ⌵ - Railroad Spike Found
- Subject Property Line
- Adjoiner Line
- Internal Parcel
- Fence line
- Right of Way
- Section Line

PRELIMINARY APPROVAL  
 ADAM W. FOWLER, P.E., P.S.  
 ajstuart  
 02/10/2026 8:59:53 AM  
 PENDING ORIGINALS  
 \*Submitted via digital format

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this plat of survey is based on an actual field survey performed by CESO, Inc. in August of 2025 under my direct supervision in accordance with O.A.C 4733-37 and that all monuments found or set, correctly represent the boundaries as shown.

*Joshua R. Cottingim* 3/13/26  
 Joshua R. Cottingim, Ohio PS No. 8911 Date  
 joshua.cottingim@cesoinc.com



RECEIVED

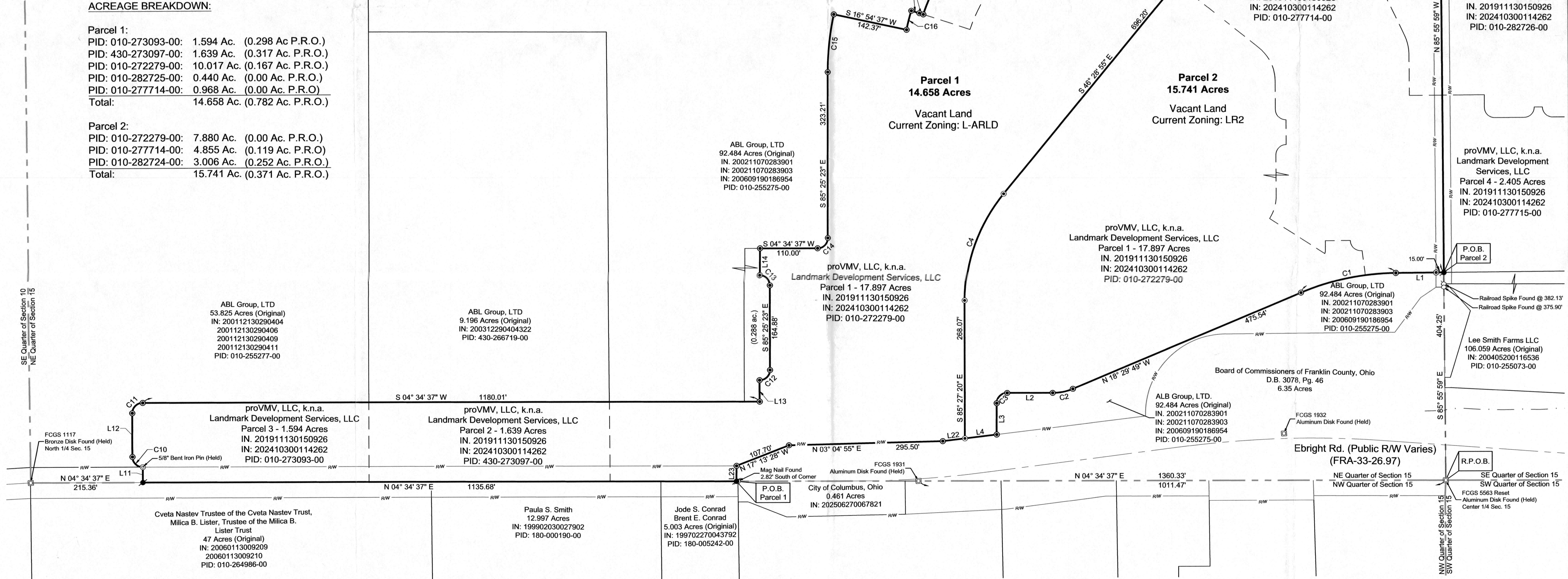
APR 07 2026

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

**ACREAGE BREAKDOWN:**

Parcel 1:  
 PID: 010-273093-00: 1.594 Ac. (0.298 Ac. P.R.O.)  
 PID: 430-273097-00: 1.639 Ac. (0.317 Ac. P.R.O.)  
 PID: 010-272279-00: 10.017 Ac. (0.167 Ac. P.R.O.)  
 PID: 010-282725-00: 0.440 Ac. (0.00 Ac. P.R.O.)  
 PID: 010-277714-00: 0.968 Ac. (0.00 Ac. P.R.O.)  
 Total: 14.658 Ac. (0.782 Ac. P.R.O.)

Parcel 2:  
 PID: 010-272279-00: 7.880 Ac. (0.00 Ac. P.R.O.)  
 PID: 010-277714-00: 4.855 Ac. (0.119 Ac. P.R.O.)  
 PID: 010-282724-00: 3.006 Ac. (0.252 Ac. P.R.O.)  
 Total: 15.741 Ac. (0.371 Ac. P.R.O.)



Lee Smith Farms LLC  
 106.059 Acres (Original)  
 IN: 20040520016536  
 PID: 010-255278-00

proVMV, LLC, k.n.a.  
 Landmark Development Services, LLC  
 Parcel 5 - 5.823 Acres  
 IN: 201911130150926  
 IN: 202410300114262  
 PID: 010-27714-00

proVMV, LLC, k.n.a.  
 Landmark Development Services, LLC  
 Parcel 8 - 3.006 Acres  
 IN: 201911130150926  
 IN: 202410300114262  
 PID: 010-282724-00

proVMV, LLC, k.n.a.  
 Landmark Development Services, LLC  
 Parcel 7 - 0.440 Acres  
 IN: 201911130150926  
 IN: 202410300114262  
 PID: 010-282725-00

proVMV, LLC, k.n.a.  
 Landmark Development Services, LLC  
 Parcel 4 - 2.405 Acres  
 IN: 201911130150926  
 IN: 202410300114262  
 PID: 010-277714-00

proVMV, LLC, k.n.a.  
 Landmark Development Services, LLC  
 Parcel 6 - 4.018 Acres  
 IN: 201911130150926  
 IN: 202410300114262  
 PID: 010-282726-00

ABL Group, LTD  
 92.484 Acres (Original)  
 IN: 200211070283901  
 IN: 200211070283903  
 IN: 200609190186954  
 PID: 010-255275-00

proVMV, LLC, k.n.a.  
 Landmark Development Services, LLC  
 Parcel 1 - 17.897 Acres  
 IN: 201911130150926  
 IN: 202410300114262  
 PID: 010-272279-00

ABL Group, LTD  
 92.484 Acres (Original)  
 IN: 200211070283901  
 IN: 200211070283903  
 IN: 200609190186954  
 PID: 010-255275-00

ABL Group, LTD  
 53.825 Acres (Original)  
 IN: 200112130290404  
 200112130290406  
 200112130290409  
 200112130290411  
 PID: 010-255277-00

ABL Group, LTD  
 9.196 Acres (Original)  
 IN: 200312290404322  
 PID: 430-266719-00

proVMV, LLC, k.n.a.  
 Landmark Development Services, LLC  
 Parcel 3 - 1.594 Acres  
 IN: 201911130150926  
 IN: 202410300114262  
 PID: 010-273093-00

proVMV, LLC, k.n.a.  
 Landmark Development Services, LLC  
 Parcel 2 - 1.639 Acres  
 IN: 201911130150926  
 IN: 202410300114262  
 PID: 430-273097-00

Jode S. Conrad  
 Brent E. Conrad  
 5.003 Acres (Original)  
 IN: 199702270043792  
 PID: 180-005242-00

Paula S. Smith  
 12.997 Acres  
 IN: 199902030027902  
 PID: 180-000190-00

Cveta Nastev Trustee of the Cveta Nastev Trust,  
 Milica B. Lister, Trustee of the Milica B.  
 Lister Trust  
 47 Acres (Original)  
 IN: 200601130009209  
 20060113009210  
 PID: 010-264986-00

Revisions / Submissions		
ID	Description	Date

Project Number: 766552  
 Scale: 1" = 100'  
 Drawn By: KBS  
 Checked By: JRC/ALB  
 Date: 2/09/2026  
 Issue:

Drawing Title:  
**Plat of Survey**

**Bachman and Ebright Road**  
 City of Columbus, County of Franklin, State of Ohio  
 Section 15, Township 11, Range 21, Congress Lands