



NOTES

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 273° 06' 28.2") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001", AND DERIVED FROM GPS OBSERVATIONS TAKEN APRIL 13, 2022, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM), (TRIMBLE FILE 22764 04-18-22)

WITH A LOCALIZED BEARING OF S 62°51'36" W OF THE CENTERLINE OF DELINGER ROAD (TWP. R.R. 1, PAGES 258-263 BETWEEN FRANKLIN COUNTY CENTERLINE MONUMENTS FCGS #5042 AND FCGS #5342).

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NOS. 39049C0278K & 39049C0278K, DATED JUNE 17, 2008, THE PROPERTY LIES IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X.

LOCAL CONTROL MONUMENT "2001"
 NAVD 88 ELLIPSOID OHIO STATE PLANE COORDINATES
 NORTHING 611.603 EASTING 611.603
 COLUMBUS CORRS (COLB) 39°57'35.11255"N 83°02'44.74694"W 611.603 714254.2703 1815510.6865
 RESIDUALS ΔH = 0.000 SFT

LOCAL CONTROL MONUMENT "2001"
 LOCAL SITE SETTINGS
 NAVD 88 ELLIPSOID OHIO STATE PLANE COORDINATES
 NORTHING 921.177 EASTING 921.177
 COLUMBUS CORRS (COLB) 39°57'59.54063"N 83°13'57.35111"W 812.234 717096.763 1763157.948

LOCAL CONTROL MONUMENT "2001"
 LOCAL SITE SETTINGS
 NAVD 88 ELLIPSOID OHIO STATE PLANE COORDINATES
 NORTHING 921.177 EASTING 921.177
 COLUMBUS CORRS (COLB) 39°57'59.54063"N 83°13'57.35111"W 812.234 717096.763 1763157.948

GROUND SCALE FACTOR: 1.00005137058622
GEOD MODEL: GEOID18 (CONUS)
 UNITS ARE IN U.S. SURVEY FEET (SFT)

KRISTEN NAEGL, TRUSTEE OF THE RAGGMOPP REVOCABLE TRUST
 INSTR. No. 202002270029760
 P.N. 120-000402-00

JACK E. GOLDHARDT, JR.
 INSTR. No. 202302130013745
 P.N. 120-000364-00

GIRL SCOUTS OF OHIO'S HEARTLAND COUNCIL, INC.
 INSTR. No. 201202060017075
 177 3/4 AC.
 (123.84 AC. PER AUDITOR)
 P.N. 120-000159-00

DAVID A. HOFFMAN
 INSTR. No. 202105250092299 (1/2 INTEREST)
 INSTR. No. 202205130074026 (1/2 INTEREST)
 P.N. 120-001020-00

DAVID A. HOFFMAN
 INSTR. No. 202206130087656 (3/2 INTEREST)
 INSTR. No. 202205130074026 (1/2 INTEREST)
 P.N. 120-001002-00

NANCY JAYNE POTTER, TRUSTEE OF THE NANCY JAYNE POTTER REVOCABLE TRUST
 INSTR. No. 202105140086551
 P.N. 120-000090-00

47.581 AC.
 (0.219 AC. IN R/W OF P.N. 120-000313-00)

5.893 AC.
 0.233 AC. (0.116 AC. P.R.O.) IN R/W OF P.N. 120-000313-00
 TOTAL 0.233 AC. (0.116 AC. P.R.O.) IN R/W

4.908 AC.
 0.227 AC. (0.113 AC. P.R.O.) IN R/W OF P.N. 120-000108-00
 0.013 AC. (0.008 AC. P.R.O.) IN R/W OF P.N. 120-000313-00
 TOTAL 0.240 AC. (0.121 AC. P.R.O.) IN R/W

47.581 AC. P.O.B. EASEMENT

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WESTPOINT NORTH SUBDIVISION
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DETAIL A
 SCALE: 1"=30'

DETAIL B
 SCALE: 1"=100'

DETAIL C
 SCALE: 1"=100'

REVISIONS

11/19/2025	
01/14/2026	
03/12/2026	
04/21/2026	

DETAIL C SCALE: 1"=100'

BOUNDARY SURVEY FOR
L&E LIMITED CORP.
 BROWN TOWNSHIP
 FRANKLIN COUNTY, OHIO
 V.M.S. No. 2605

SOURCE OF TITLE:
 L&E LIMITED CORPORATION
 O.R. 30277, PAGE B05
 FIRST TRACT
 ORIG. 50 AC.
 P.N. 120-000513-00
 THIRD TRACT
 10 1/2 AC.
 P.N. 120-000108-00
 OWNER/DIVIDER

OWNER/DIVIDER
 L&E LIMITED PROPERTIES
 177 WEST HIGH ST. SUITE 105
 LONDON, OHIO 43140
 (740) 852-3000

ZONING
 RURAL - R

STATE OF OHIO
 JASON C. MCCARTY
 REGISTERED PROFESSIONAL SURVEYOR
 8509

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN APRIL, 2022, DEC. 2023 & OCT. 2025.

JASON C. MCCARTY, P.S. 8509

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIPE (FOUND) UNLESS NOTED OTHERWISE
- ⊙ 1" IRON PIPE (FOUND) UNLESS NOTED OTHERWISE
- ⊙ MAG NAIL (SET)
- ⊙ SPIKE (FOUND) UNDER PAVEMENT
- ⊙ POST
- ⊙ CHAINLINK FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- ⊙ WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- ⊙ MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE".

SCALE
 0' 100' 200' 400' 600'