

# BOUNDARY SURVEY/SPLIT

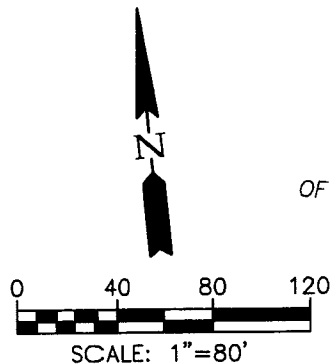
LOT 4 ~ CHARLES F. LAMB'S SUBDIVISION (P.B. 19, PG. 46)  
 S.W. QUARTER SEC. 25, TOWNSHIP 11, RANGE 21, CONGRESS LANDS  
 CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO

CITY OF CANAL WINCHESTER  
 F.C.C.P. CASE NO. 15-CV-005351  
 I.N. 201707110094217  
 1.40 AC.

ORIGINAL SOUTH R/W LINE  
 OF OHIO & ERIE CANAL PER "PLAT  
 OF OHIO CANAL LANDS TO BE ACQUIRED  
 BY FRANKLIN COUNTY, OHIO" C. 1961

SEE NOTE REGARDING  
 0.159 AC. TRACT

TO GENDER RD



## LEGEND

- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET  
5/8" REBAR, 30" LONG  
"STADT 8723"
- ℙ PROPERTY LINE
- R/W PUBLIC ROAD

## BASIS OF BEARINGS

Bearings hereon are based on the southerly line of Charles F Lamb's Subdivision (P.B. 19, PG. 46) being N81°29'43"W and referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet).

## 0.159 AC. TRACT NOTE

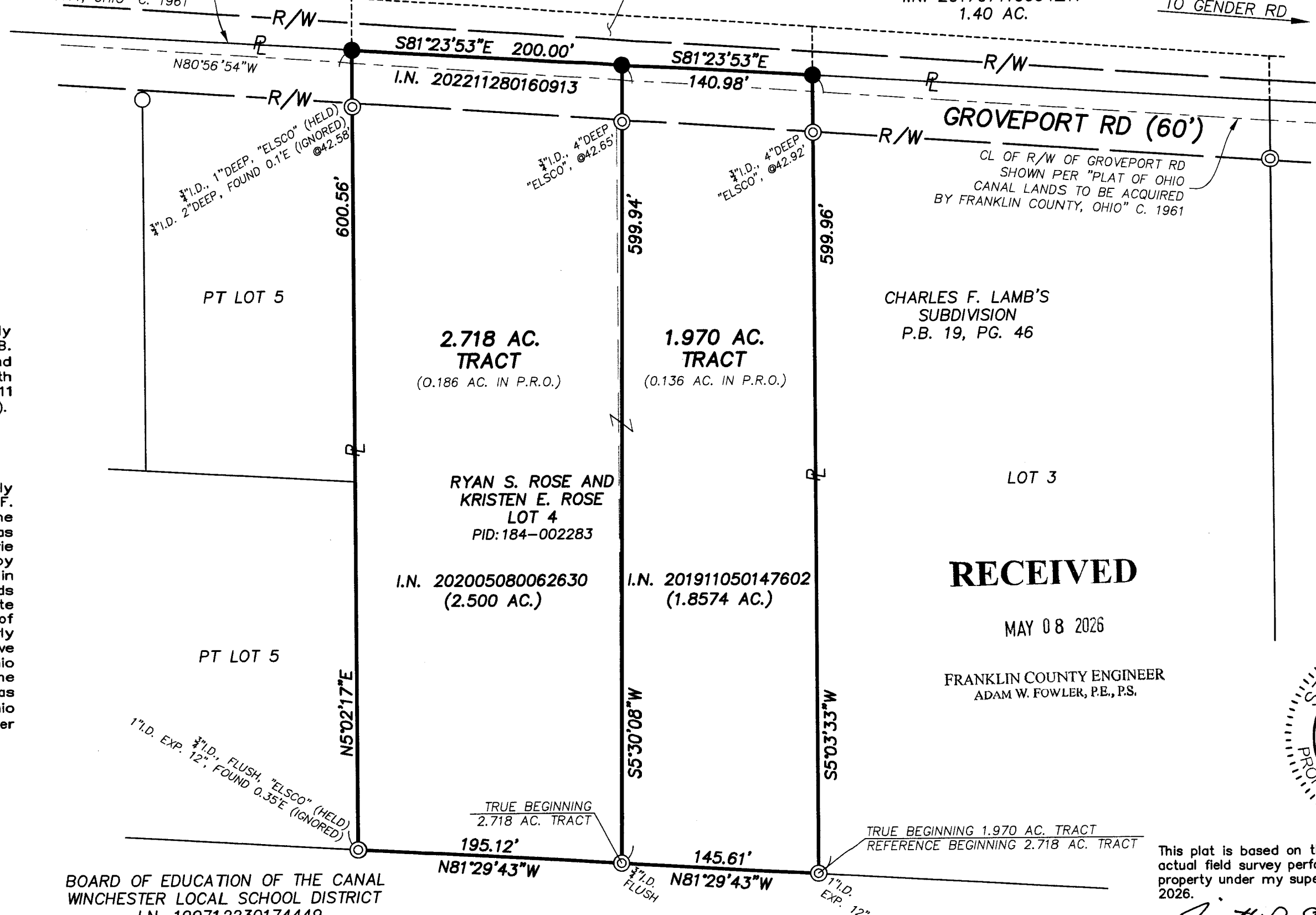
This 0.159 acre strip of land was originally platted as part of Lot 4 in Charles F. Lambs Subdivision (P.B. 19, PG. 46). The north line of said Lambs Subdivision was based on the centerline of the Ohio & Erie Canal as shown in a survey performed by Jennings & Lawrence dated 11/12/1921 in which it was assumed that the Canal Lands had been abandoned. However, the State of Ohio never released the underlying fee of the Canal Lands. Therefore the northerly line of said Lamb's Subdivision should have instead used the southerly line of the Ohio & Erie Canal as described in the Commissioner's Register and as demonstrated on the "Map of the Ohio Canal, Franklin County, Ohio" panel number 149 and as shown hereon.



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

DATE: 5/4/2026 REVISED:  
 JOB No.: 26-217 F.B./PG.: 58/30  
 CLIENT: RYAN ROSE  
 CLIENT P.O.: N/A  
 DRAWING NAME: 26217SPLIT.DWG

BOARD OF EDUCATION OF THE CANAL  
 WINCHESTER LOCAL SCHOOL DISTRICT  
 I.N. 199712230174449  
 ORIG. 146.173 AC.



GROVEPORT RD (60')

CL OF R/W OF GROVEPORT RD  
 SHOWN PER "PLAT OF OHIO  
 CANAL LANDS TO BE ACQUIRED  
 BY FRANKLIN COUNTY, OHIO" C. 1961

CHARLES F. LAMB'S  
 SUBDIVISION  
 P.B. 19, PG. 46

2.718 AC.  
 TRACT

(0.186 AC. IN P.R.O.)

1.970 AC.  
 TRACT

(0.136 AC. IN P.R.O.)

RYAN S. ROSE AND  
 KRISTEN E. ROSE  
 LOT 4

PID: 184-002283

I.N. 202005080062630  
 (2.500 AC.)

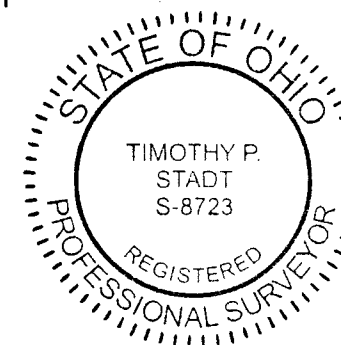
I.N. 201911050147602  
 (1.8574 AC.)

LOT 3

RECEIVED

MAY 08 2026

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



This plat is based on the results of an actual field survey performed on the property under my supervision in April, 2026.

BY *Timothy P. Stadt* 5/4/26  
 OHIO PROFESSIONAL SURVEYOR No. 8723