

RECEIVED

JUN 10 2026

BOUNDARY SURVEY

VIRGINIA MILITARY SURVEY NOS. 14443 & 1478
BROWN TOWNSHIP, FRANKLIN COUNTY, OHIO

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

STEPHEN J. WEBER AND TRINA M. PARTHMORE, CO-TRUSTEES
I.N. 202505230054242
62.428 AC.

DAVID MITCHELL AND SHEILA ANN MITCHELL, CO-TRUSTEES
I.N. 202505220053858
9.904 AC. (DEED)
9.905 AC. (SURVEY)
PID: 120-001203

CONSERVATION EASEMENT
I.N. 200402260040959

FINAL PLAT OF
ABBEY CHASE
P.B. 106, PG. 35



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

BY *Timothy P. Stadt* 5/21/20
OHIO PROFESSIONAL SURVEYOR No. 8723

FCGS 1852
REFERENCE BEGINNING

FRANKLIN COUNTY COMMISSIONERS
I.N. 200504070065052
1.572 AC.

N34°20'06"E
66.18'

N34°20'06"E

S80°40'36"E
1160.52'

FCGS 1853

5/8" REBAR, 5" DEEP, W/ CAP
TRUE BEGINNING

N80°37'02"W
FRANKLIN COUNTY COMMISSIONERS
I.N. 200501190011669
0.514 AC.

S80°37'02"E

SCIOTO DARBY CREEK RD (VARIES)

3/4" I.D., 1" DEEP
"RD ZANDE" (USED)
5/8" REBAR, 2" DEEP
"POMEROY", FOUND
0.25' N.E. (IGNORED)

194.66'

S34°47'13"W

5/8" REBAR, 2" DEEP
"POMEROY"

327.80'

S83°26'50"W

3/4" I.D., EXP. 1"
"RD ZANDE"

RESERVE "B"

TO ABBEY CHASE CT

1076.83'

FCGS 1854

5/8" REBAR
3" DEEP

N55°49'19"E

622.50'

783.90'

840.77'

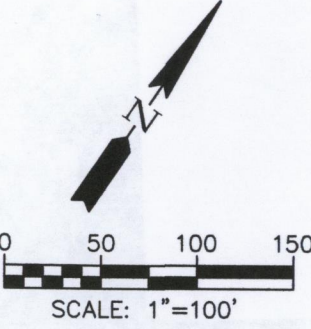
3/4" I.D.
EXP. 5"

VMS 14443
VMS 1478

LOT 14

LOT 15

LOT 16



- LEGEND**
- ⊙ IRON PIPE FOUND
 - IRON PIN FOUND
 - CONC. MON. FOUND
 - ℙ PROPERTY LINE
 - R/W PUBLIC ROAD



3850 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209

DATE: 5/22/2026 REVISED:
JOB No.: 26-324 F.B./PG.: 57/41
CLIENT: PLAN 4 LAND
CLIENT P.O.: N/A
DRAWING NAME: 26324BS.DWG

BASIS OF BEARINGS
Bearings hereon are based on the centerline of right-of-way of Scioto Darby Creek Road being S80°40'36"E between FCGS 1852 and FCGS 1853 and referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet).