

## SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY DISTRICT NO. 3004 CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

February 24, 2021 1" = 50'2018-0070 Date: Scale: Job No: Sheet No: 1 of = MON. FND. = I.P. SET = 5/8" REBAR "ASI PS 7819" 0 UNLESS OTHERWISE NOTED F.C.G.S. I.P. Set are 13/16" I.D. iron pipes 5413 30" long with cap inscribed EMHT INC. RESET SCALE (in feet) -R/W S04°14'15"E  $\frac{1}{R}$ THE CITY OF DUBLIN, OHIO **IRELAN** 0.010 0.R. 0.005 AC. (DEED) PLACE O.R. 32599101 8:27:51 OF DUBLIN, OHIO
OF AC. (DEED)
OF 32599H16 L6 on 2/24/2021 WESTDALE PROPERTIES, LLC THE CITY OF DUBLIN 0.461 AC. (DEED) 0.R. 17628F14 2.593 AC. (DEED) I.N. 200412270290247 S S .056 N01°08'54"W **APHILPOTT** 108.61 CITY OF DUBLIN 0.457 AC. (DEED) ፩ I.N. 200502110027349 saved APN: 274-000142 (0.042 AC.) last ₹ 8:28:50 PROPOSED ZANDE PARCEL 37WD CITY OF DUBLIN, OHIO 0.202 AC. (DEED) 1.N. 201103310043452 2/24/2021 AVERY ROAD Δ=6°55'10" R=838.97' Arc=101.32' ChB=N03°53'47"E 0.015 3/4" Iron Pipe "Bird & Bull" TY OF DUBLIN, OHIO 0.015 AC. (DEED) 201104080047592 ChD=101.26" 5 PHILPOTT, ANDREW CITY OF DUBLIN (DEED) 1.10 AC. (DEED) I.N. 201001070002142 APN: 274-00086 (0.014 AC.) F.C.G.S. ፩ 7750 :\20180070\DWG\TEMP\USERNAME\ANP\20180070-VS-BNDY-01\_OVERLAY.DWG piotted fres: 3/4" Iron Pipe RESET S84°50'49"W 94.09' Bird & Bull" RPOB TPOB NO4.14,15.W 6055 AVERY ROAD LIMITED KENDALL RIDGE I.N. 201611300163496 SECTION 3 P.B. 95, P. 15 LOT 1 F.C.G.S. 7749 RESET

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Date: February 24, 2021

Scale: 1" = 50'

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Sheet No: 2 of

## BASIS OF BEARINGS:

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone, NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5536 and FCGS 7752, as established by the Franklin County Engineering Department, and located using Global Positioning System procedures and equipment, resulting in a bearing of North 04° 10′ 56″ West for a portion of the centerline of Avery Road.

## SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

LINE TABLE					
LINE	BEARING	DISTANCE			
L5	S84°50'49"W	5.92'			
L6	N85°49'04"E	20.02'			
L7	S04°10'56"E	33.56'			
L8	S08°52'40"W	16.86			

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C4	8*16'51"	474.84'	68.63'	S09°37'48"W	68.57'
C5	2*09'43"	233.68'	8.82'	S14°13'43"W	8.82'
C6	5*48'30"	833.07	84.45	S03°22'50"W	84.42'