

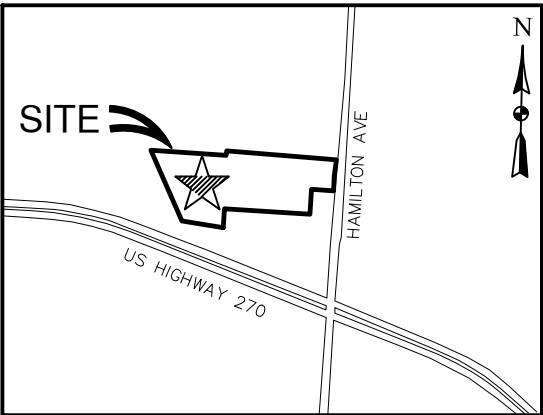
NOTES:

- THE BEARING BASIS FOR THE SITE IS OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, US SURVEY FEET.
- DATE OF SURVEY: JANUARY 8TH, 2024.
- SOME FEATURES SHOWN ON SURVEY MAY BE OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- LINE OF OCCUPATION, WHERE THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES, EXCEPT WHERE NOTED
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, UTILITIES OF RECORD AND AGREEMENT, IF ANY, AS THE SAME MAY APPEAR IN PUBLIC RECORDS IN THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
- ZONING, WETLAND LOCATIONS, FLOOD PLAIN, AND OTHER SUCH DETERMINATIONS ARE NOT A PART OF THIS SURVEY
- SOURCES INCLUDE:
DEEDS AND PLATS OF RECORD AS SHOWN
- ALL REFERENCES TO "IRON ROD SET" ARE INTENDED TO INDICATE A 5/8" DIAMETER BY 30" LONG REBAR WITH CAP STAMPED "MCA 03751".

PLAT OF SURVEY
UNITED STATES MILITARY DISTRICT
1/4 TOWNSHIP 4, TOWNSHIP 1, RANGE 17
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

LEGEND

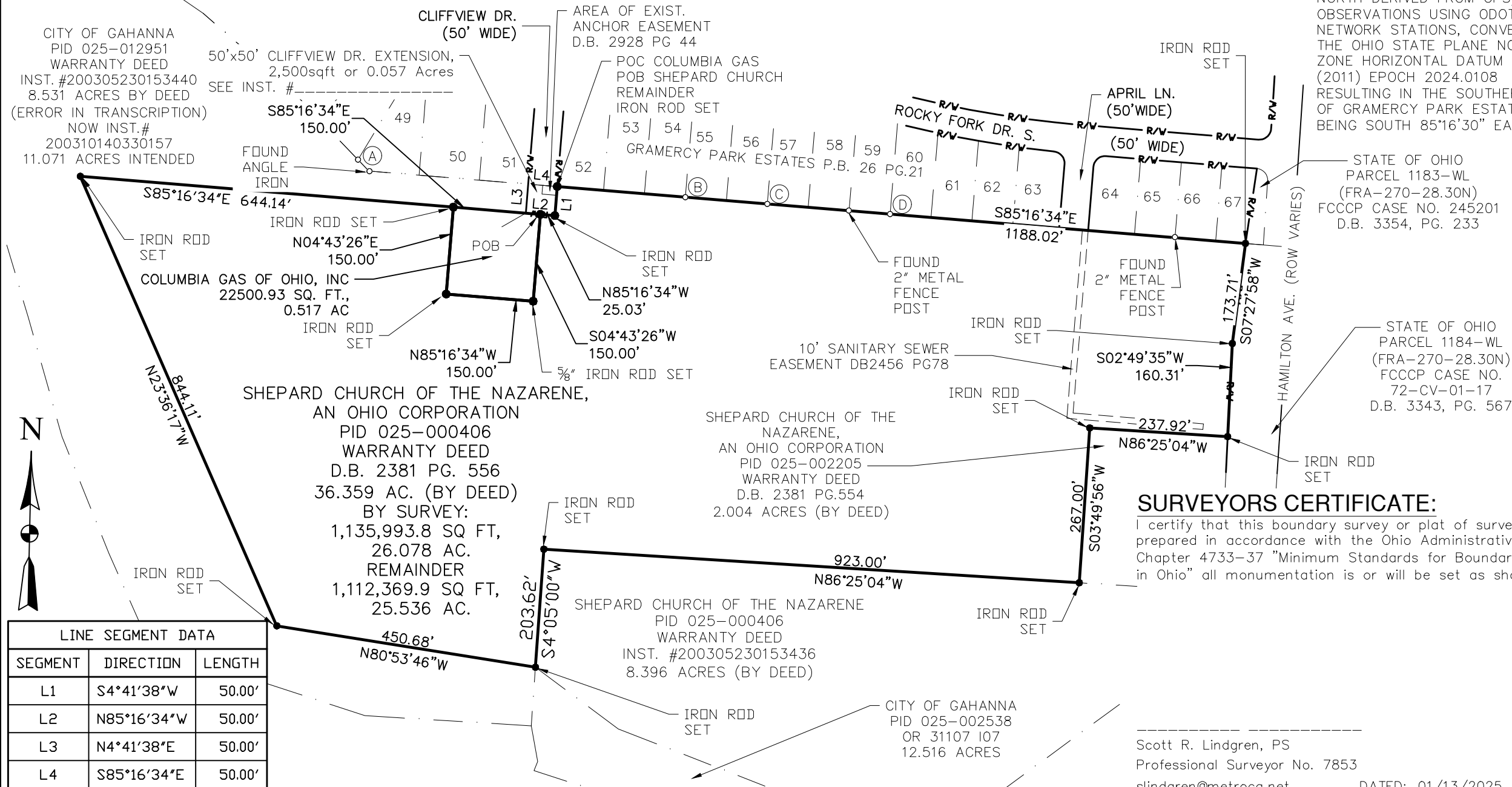
- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EX. EASEMENT LINE
- FOUND MONUMENTATION AS NOTED
- SET MONUMENTATION AS NOTED
- POINT OF BEGINNING
- POINT OF COMMENCEMENT



VICINITY MAP

NOT TO SCALE

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS ARE BASED ON GEODETIC NORTH DERIVED FROM GPS/RTN OBSERVATIONS USING ODOT CORS NETWORK STATIONS, CONVERTED TO THE OHIO STATE PLANE NORTH ZONE HORIZONTAL DATUM NAD83 (2011) EPOCH 2024.0108 RESULTING IN THE SOUTHERLY LINE OF GRAMERCY PARK ESTATES, BEING SOUTH 85°16'30" EAST.



SURVEYORS CERTIFICATE:

I certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37 "Minimum Standards for Boundary Surveys in Ohio" all monumentation is or will be set as shown.

Scott R. Lindgren, PS
Professional Surveyor No. 7853
slindgren@metroca.net

DATED: 01/13/2025



10170 INTERNATIONAL BLVD
CINCINNATI, OH, 45246

Revisions

- 1 01/10/25 EXTEND ROW OF CLIFFVIEW DR.

Project Number		Date	
1037-23-12182EA		9/19/2024	
P.M.	Checked by	Drawn by	Crew/Book
SRL	SRL	CNS	TM

Client

CAMPOS/NISOURCE/
COLUMBIA GAS

Project

SHEPARD CHURCH

State

OHIO

County

FRANKLIN

Community

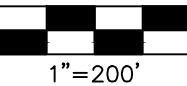
MIFFLIN TWP

1/4 Township	Township	Range
4	1	17/USML

Title

PLAT OF SURVEY/
LOT SPLIT
W/CLIFFVIEW ROW
EXTENSION

Drawing Scale



Sheet Number

01