

# OAK GROVE OF GAHANNA

Quarter Township 1, Township 1 North, Range 17 West  
 United States Military Survey  
**CITY OF GAHANNA, OHIO**

Located in Quarter Township 1, Township 1 North, Range 17 West, United States Military Survey, on the west side of Stygler Road and south of Sandburr Road, containing 4.585 acres of land conveyed by **Edward L. Minhinnick** to **Bustereve LLC**, an Ohio Limited Liability Company, in *Instrument Number 201311220194787* (Franklin County Recorder's Office), City of Gahanna, Franklin County, Ohio.

The undersigned, **Bustereve LLC**, an Ohio Limited Liability Company, owner of the lands platted, represented by **Edward L. Minhinnick**, President and majority shareholder, does hereby certify that this plat correctly represents the "Oak Grove Subdivision", a subdivision containing 13 Lots numbered 1 through 13 and an area designated *Reserve A*, does hereby accept this plat and dedicate to the public use such parts of Stygler Road and Evelyn Lane as shown hereon and not previously dedicated.

Easements shown are reserved, where indicated on the plat, for the construction, operation and maintenance of all public and quasi-public utilities above and beneath the ground; where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands; and for storm water drainage and storage.

In Witness Whereof, **Edward L. Minhinnick**, President and Owner of **Bustereve, LLC**, has hereunto set his hand on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_  
 Edward L. Minhinnick, President

*Signed and Acknowledged in the Presence of:*

Witness \_\_\_\_\_

Witness \_\_\_\_\_

**STATE OF OHIO** ss:

Before me, a Notary Public, in and for the State of Ohio, personally appeared **Edward L. Minhinnick**, as President of **Bustereve, LLC**, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed and the voluntary act and deed of said **Bustereve LLC** for the uses and purposes expressed therein.

In Witness thereof, I have set my hand and affixed my official seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission expires: \_\_\_\_\_ Notary Public \_\_\_\_\_ State of Ohio

SEAL

## APPROVALS

**Gahanna, Ohio**

Approved on the \_\_\_\_\_ of \_\_\_\_\_, 2014 \_\_\_\_\_  
 City Engineer Gahanna, Ohio

Approved on the \_\_\_\_\_ of \_\_\_\_\_, 2014 \_\_\_\_\_  
 Chairman, Planning Commission Gahanna, Ohio

Approved and accepted on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Ordinance \_\_\_\_\_ wherein all of the streets shown dedicated hereon are accepted as such by the Council for the City of Gahanna, Ohio.

Approval of this Plat shall become null and void if not recorded prior to \_\_\_\_\_, 2015.

\_\_\_\_\_  
 Mayor Gahanna, Ohio Clerk Gahanna, Ohio

**Franklin County, Ohio**

Accepted for Platting: \_\_\_\_\_, 2014 \_\_\_\_\_  
 Auditor Franklin County, Ohio

Filed for Record: \_\_\_\_\_, 2014 \_\_\_\_\_  
 Deputy Auditor Franklin County, Ohio

Recorded: \_\_\_\_\_, 2014 \_\_\_\_\_  
 Recorder Franklin County, Ohio

Plat Book \_\_\_\_\_, Page \_\_\_\_\_  
 Deputy Recorder Franklin County, Ohio

Monuments shown on the plat marking the internal lot corners will be set after building construction and final grading is complete.

**CERTIFICATION:** I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in September 2013 and March 2014.

\_\_\_\_\_  
 Casey C. Elliott, PS 7759, State of Ohio



**LOCATION MAP**

1"=800'

**OWNER:** Bustereve LLC

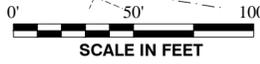
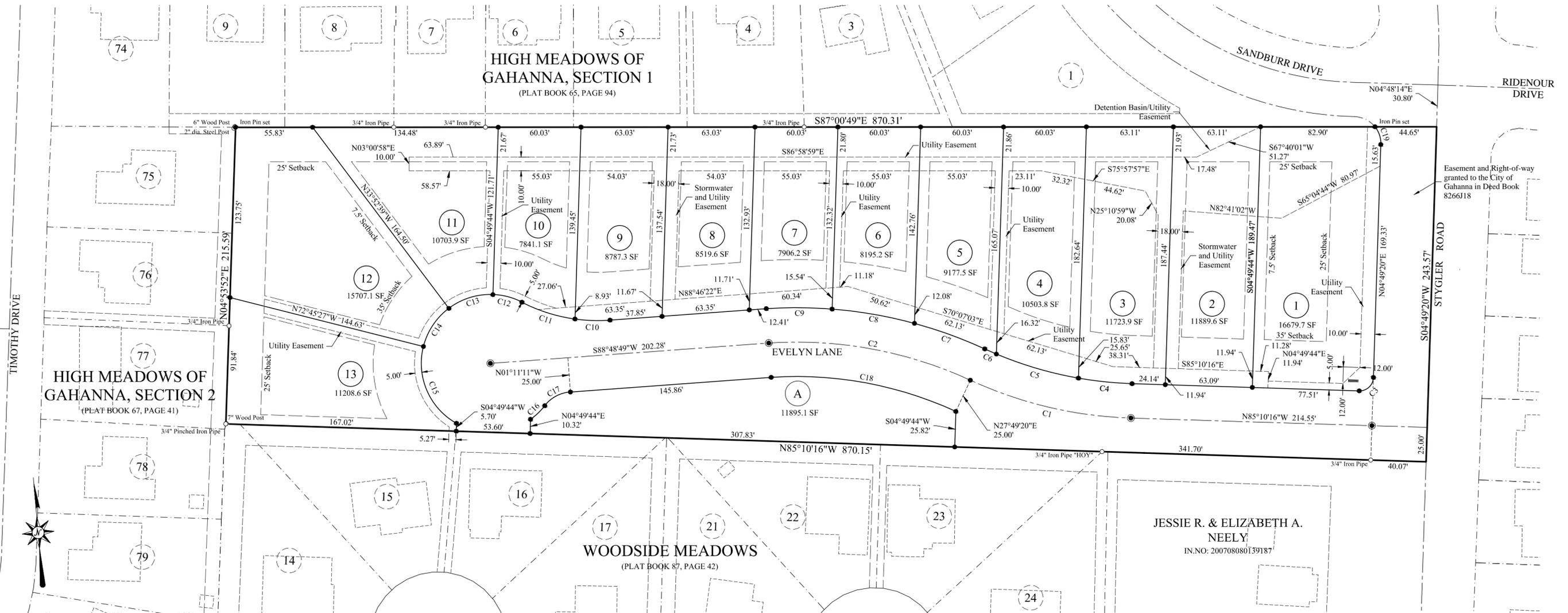
**PRIOR DEED REFERENCE:** Instrument Number 201311220194787, Franklin County Recorder's Office. (Parcel #025-004352-00 and 025-010309-00, Franklin County Auditor's Office) Easement and Right-of-way for Stygler Road - Book 8266J18.

**BASIS OF BEARING:** G.P.S. survey data corrected using National Geodetic Survey, National Spatial Reference System translated to State Plane Coordinates 3402 OHIO SOUTH (NAD83).

**SURVEYOR:** Casey Elliott, PS 7759, State of Ohio  
 212 West High Street  
 London, Ohio 43140  
 (740)852-1300

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**LEGEND**

- Monument found
- Monument set
- Control Monument set

Monuments found are described.  
 Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.  
 Control Monuments are 1" diameter steel pins with ID caps labeled ELLIOTT PS7759.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEGREE OF CURVE
C1	300.00'	120.39'	119.59'	N73°40'28"W	22°59'35"	19°05'55"
C2	300.00'	150.11'	148.55'	N76°30'45"W	28°40'09"	19°05'55"
C3	10.00'	15.71'	14.14'	N49°49'32"E	90°00'23"	0°57'28"
C4	275.00'	39.07'	39.03'	S81°06'06"E	8°08'23"	20°50'05"
C5	275.00'	62.14'	62.01'	S70°33'31"E	12°56'47"	20°50'05"
C6	275.00'	9.15'	9.15'	S63°07'55"E	1°54'26"	20°50'05"
C7	325.00'	54.29'	54.23'	N66°57'50"W	9°34'18"	17°37'46"
C8	325.00'	60.69'	60.60'	N77°05'58"W	10°41'57"	17°37'46"
C9	325.00'	47.71'	47.67'	N86°39'16"W	8°24'41"	17°37'46"
C10	120.00'	25.41'	25.36'	S85°07'15"E	12°07'52"	47°44'47"
C11	120.00'	40.50'	40.31'	S69°23'14"E	19°20'09"	47°44'47"
C12	50.00'	21.94'	21.76'	N72°17'19"W	25°08'20"	114°35'30"
C13	50.00'	34.05'	33.40'	S75°37'56"W	39°01'09"	114°35'30"
C14	50.00'	33.93'	33.28'	S36°40'57"W	38°52'48"	114°35'30"
C15	50.00'	65.28'	60.74'	S20°09'26"E	74°47'59"	114°35'30"
C16	50.00'	14.30'	14.25'	N49°09'16"E	16°23'05"	114°35'30"
C17	26.00'	21.71'	21.09'	N64°53'16"E	47°51'06"	220°22'06"
C18	275.00'	137.53'	136.10'	S76°30'17"E	28°39'15"	20°50'05"
C19	20.00'	13.90'	13.62'	N15°05'03"W	39°48'47"	286°28'44"

Monuments shown on the plat marking the internal lot corners will be set after building construction and final grading is complete. Control monuments will be set prior to paving.

Casey C. Elliott, PS 7759, State of Ohio