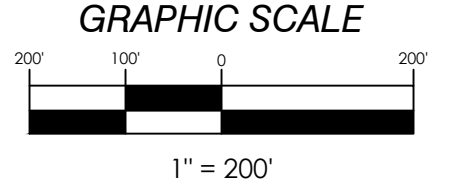


SURVEY EXHIBIT - 41.839 AC.
VMS NO. 2673, PT LOTS 7 & 8
CONCORD TOWNSHIP,
DELAWARE COUNTY, OHIO



BASIS OF BEARINGS:
 BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM FROM GPS MEASUREMENTS REFERENCED TO THE ODOT VRS NETWORK WITH THE CENTERLINE OF STATE ROUTE 257 HAVING A BEARING OF S 15°23'15" W



LEGEND:

- IRON PIN FOUND
- △ SPIKE FOUND
- IRON PIN SET
- ▲ 2" MAG NAIL SET

REFERENCES AND NOTES:

- BIRD & BULL SURVEY 11/23/1979
- PB 7, PG 89
- PB 6, PG 71
- PB 5, PG 29
- ODOT C/L PLAT DEL 257-8.38-8.59
- DEED REFERENCES AS NOTED HEREON

EXISTING OCCUPATION EVIDENCE, WHERE EXISTING, IS CONSISTENT WITH THE PROPERTY BOUNDARY LINE LOCATIONS.

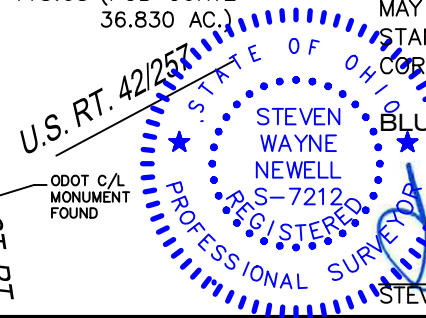
NO TITLE DOCUMENTS HAVE BEEN PROVIDED FOR THIS SURVEY.

ALL IRON PINS SET ARE 5/8" STEEL PIN, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "NEWELL 7212."

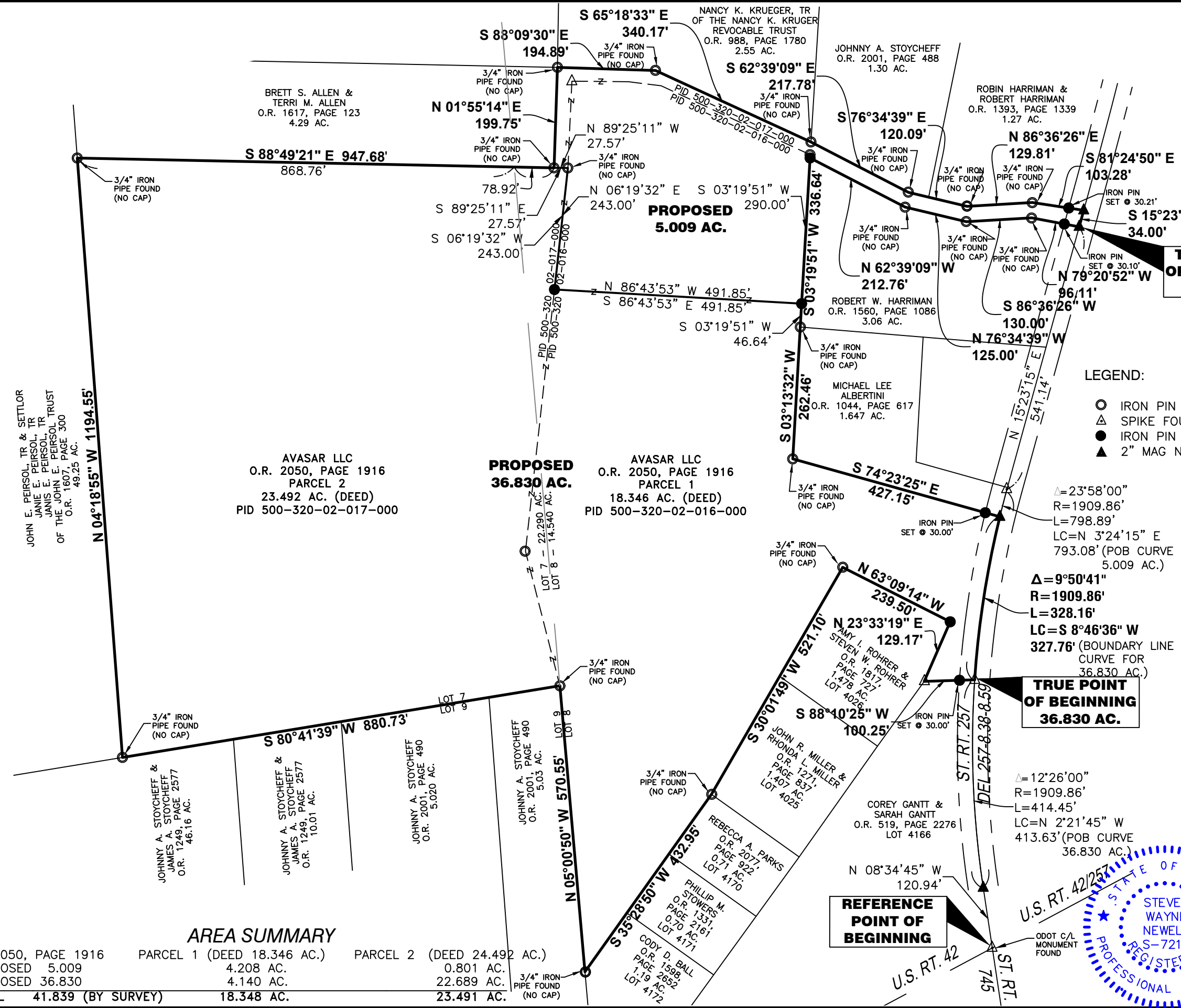
CERTIFICATION:

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN MAY 2024 IN CONFORMANCE WITH OAC 4733-37 STANDARDS FOR BOUNDARY SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STEVEN W. NEWELL, PS 7212



06/26/2024
DATE



AREA SUMMARY

OR 2050, PAGE 1916	PARCEL 1 (DEED 18.346 AC.)	PARCEL 2 (DEED 24.492 AC.)
PROPOSED 5.009	4.208 AC.	0.801 AC.
PROPOSED 36.830	4.140 AC.	22.689 AC.
TOTAL 41.839 (BY SURVEY)	18.348 AC.	23.491 AC.

D:\newell\Plan4Land Delaware SR 257 Station 2024-6036\Dwg\Station Ranch.dwg 6/26/2024 4:18 PM