

POINT OF BEGINNING 10.057 ACRES

CATHERINE BROWN LOT 29 INST. 201912130167852

CONLEY NEWSOME TR. PART LOT 23 PARCEL V INST. 200610050199299

DJ GUZZO LLC LOT 5 TRACT 2 INST. 20200923143564

DJ GUZZO LLC 4.309 ACRES TRACT 1 INST. 20200923143564

DJ GUZZO LLC PT. LOT 6 INST. 20200923143563 PID: 160-000861 (2.975 ACRES BY SURVEY)

10.057 Acres PRO Acreage=0.109

M. JEANNETTE MCDOWELL'S DYER ROAD ADDITION P.B. 7, PG. 344

CHRISTY C. & DONALD J. ROBISON LOT 7 INST. 200905180070676

DENNIS J & PATRICIA P. ROBISON LOT 17 D.B. 326, PG. 383

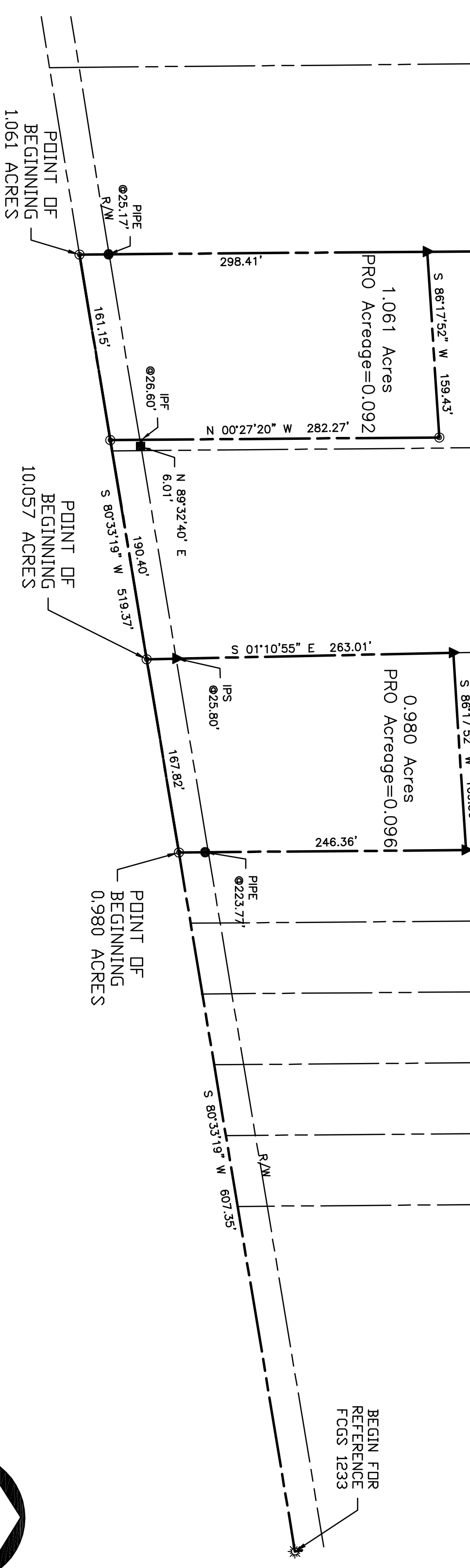
HORACE & KANDY PRICE LOT 18 INST. 201511020155568

BOBBY DODDSON LOT 19 INST. 200804170058341

BOBBY DODDSON LOT 20 INST. 200804170058341

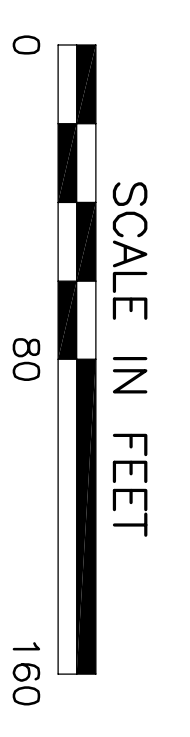
CONLEY NEWSOME TR. PART LOT 22 PARCEL III INST. 200610050199299

CONLEY NEWSOME TR. PART LOT 22 PARCEL III INST. 200610050199299

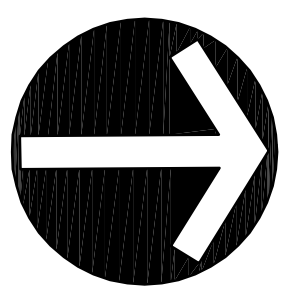


LEGEND

- ▲ 5/8" IRON REBAR SET
- ▼ 3/4" IRON PIN FOUND
- 3/4" IRON PIPE FOUND
- ⊙ FCGS 1233 FOUND
- ⊙ MAG NAIL SET



SCALE IN FEET



NORTH

BEGIN FOR REFERENCE FCGS 1233

SITUATE
Situatē in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey No. 4641 and Lot 5 (Tract 2) of the M. Jeannette McDowell's Dyer Road Addition of record in Plat Book 17, Page 344 and all of a 4.309 acre tract and being conveyed to DJ Guzzo LLC, by deed of record in Instrument Number 20200923143564 and part of Lot 6 being conveyed to DJ Guzzo LLC, by deed of record in Instrument Number 20200923143563, all records herein are from the Recorder's Office Franklin County, Ohio

BASIS OF BEARINGS
Bearings are based on the centerline of Dyer Road as being South 80°33'19" West, as being observed by GPS observations using the Ohio NGS Network South Coordinate Zone

BOUNDARY SURVEY NOTE
THIS PLAT CONSTITUTES A BOUNDARY SURVEY AS SET FORTH IN THE MINIMUM STANDARDS FOR BOUNDARY SURVEYING IN THE STATE OF OHIO, ADMINISTRATIVE CODE CHAPTER 4733-37 AND PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF OHIO PURSUANT TO CHAPTER 4733.

SURVEYOR'S CERTIFICATE

THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN JUNE, 2020.

JENNIFER L. BLUE
REGISTERED LAND SURVEYOR NO.: 8382
DATE: _____

14450 St. Rt. 56 W
Mt. Sterling, OH 43143
(614)774-8577
FAX(740)477-9865

LOT 5 & LOT 6		LIVING IN	
VIRGINIA MILITARY SURVEY NO. 4641		JACKSON TOWNSHIP	
FRANKLIN COUNTY, OHIO			
DATE: 6/2020	SCALE: 1"=80'	SHEET 1 OF 1	
DRWN BY: JB	APPROVED BY:	JOB NUMBER	
FIELD BY: JB		DYER RD.	