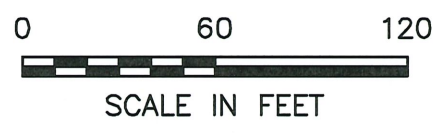


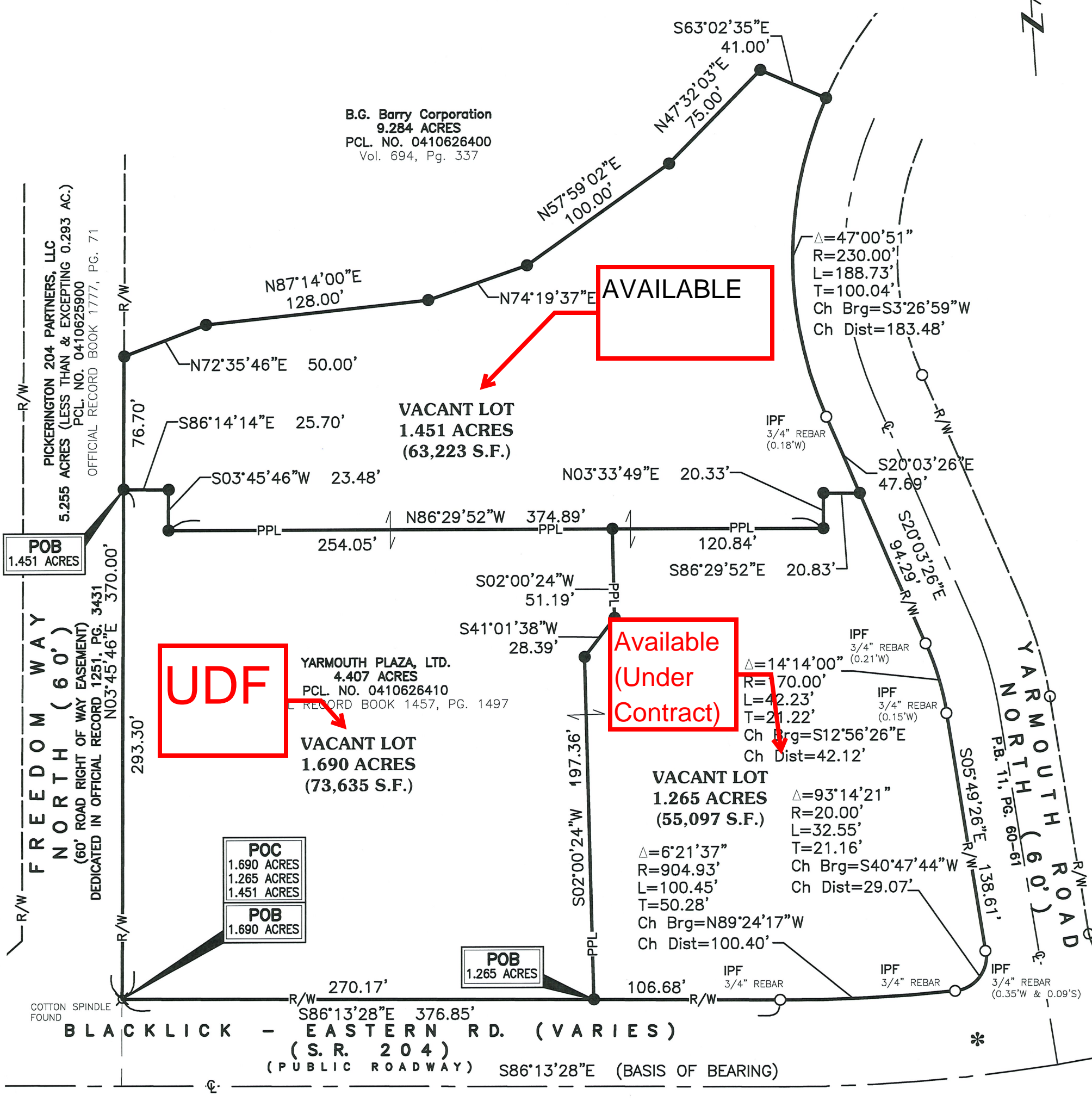
LEGEND

- ☉ Centerline
- POC Point of Commencement
- POB Point of Beginning
- Iron Pin Found (IPF)
- Iron Pin Set
- Property Line
- R/W Right-of-Way
- PPL Proposed Property Line

**1.690 ACRE LOT SPLIT
1.265 ACRE LOT SPLIT
1.451 ACRE LOT SPLIT**



STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF PICKERINGTON, AND BEING IN SECTION 20, TOWNSHIP 16, RANGE 20 REFUGEE LANDS



B.G. Barry Corporation
9.284 ACRES
PCL. NO. 0410626400
Vol. 694, Pg. 337

PICKERINGTON 204 PARTNERS, LLC
5.255 ACRES (LESS THAN & EXCEPTING 0.293 AC.)
PCL. NO. 0410625900
OFFICIAL RECORD BOOK 1777, PG. 71

POB
1.451 ACRES

UDF

YARMOUTH PLAZA, LTD.
4.407 ACRES
PCL. NO. 0410626410
RECORD BOOK 1457, PG. 1497

VACANT LOT
1.690 ACRES
(73,635 S.F.)

**Available
(Under Contract)**

VACANT LOT
1.265 ACRES
(55,097 S.F.)

POC
1.690 ACRES
1.265 ACRES
1.451 ACRES
POB
1.690 ACRES

POB
1.265 ACRES

COTTON SPINDLE FOUND
BLACKLICK - EASTERN RD. (VARIES)
(S. R. 204)
(PUBLIC ROADWAY) S86°13'28"E (BASIS OF BEARING)

BASIS OF BEARINGS:
The bearings referenced herein area based on the portion of the center line of Blacklick - Eastern Road as being South 86°13'28" East as determined by GPS observations utilizing Ohio Department of Transportation's Real Time Network, based on Ohio State Plane South Zone NAD 83 (2011).

NOTES:
All iron pins set are 5/8" rebar, 30 inches in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.
Mag nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.
Field survey was conducted from 04-20-21.
All iron pins found are in good condition unless otherwise noted.

* = DEDICATION OF YARMOUTH ROAD BLACKLICK EASTERN ROAD & EASEMENTS PLAT BOOK 11 PG. 60-61

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



BY: *Matthew Lee Sloat 12/8/21*
Matthew L. Sloat, P.E., P.S.
Registered Surveyor No. 8342

E. P. FERRIS AND ASSOCIATES INC.
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

LOT SPLIT SURVEY 1.690 ACRES 1.265 ACRES 1.451 ACRES CITY OF PICKERINGTON	DATE:	12/7/2021
	JOB NO:	1138.006
	DRAWN BY:	CK
	CHECKED BY:	GGB
	APPROVED BY:	MLS
1 OF 1		