

Symbol Legend

- Iron Pin Found
 - Iron Pin Set
 - ▲ Railroad Spike Found
 - × Point
- L1= N41°04'36"W 60.00'
 - L2= N24°10'41"W 49.00'
 - L3= N23°07'59"W 53.91'
 - L4= N23°57'44"E 60.00'

IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8592". ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

BEARING REFERENCE:
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. THE "BASIS OF BEARING" FOR THIS SURVEY IS THE SOUTH RIGHT OF WAY LINE OF LINCOLN AVENUE, HAVING A BEARING OF N64°30'05"E.

REFERENCE DOCUMENTS:
DEED BOOK 486, PAGE 956
INSTRUMENT NUMBER 202300019020
PLAT BOOK 4, PAGE 8
SURVEY NUMBER 10410
SURVEY NUMBER 12601
SURVEY NUMBER 14730

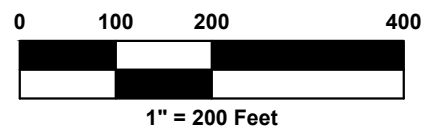
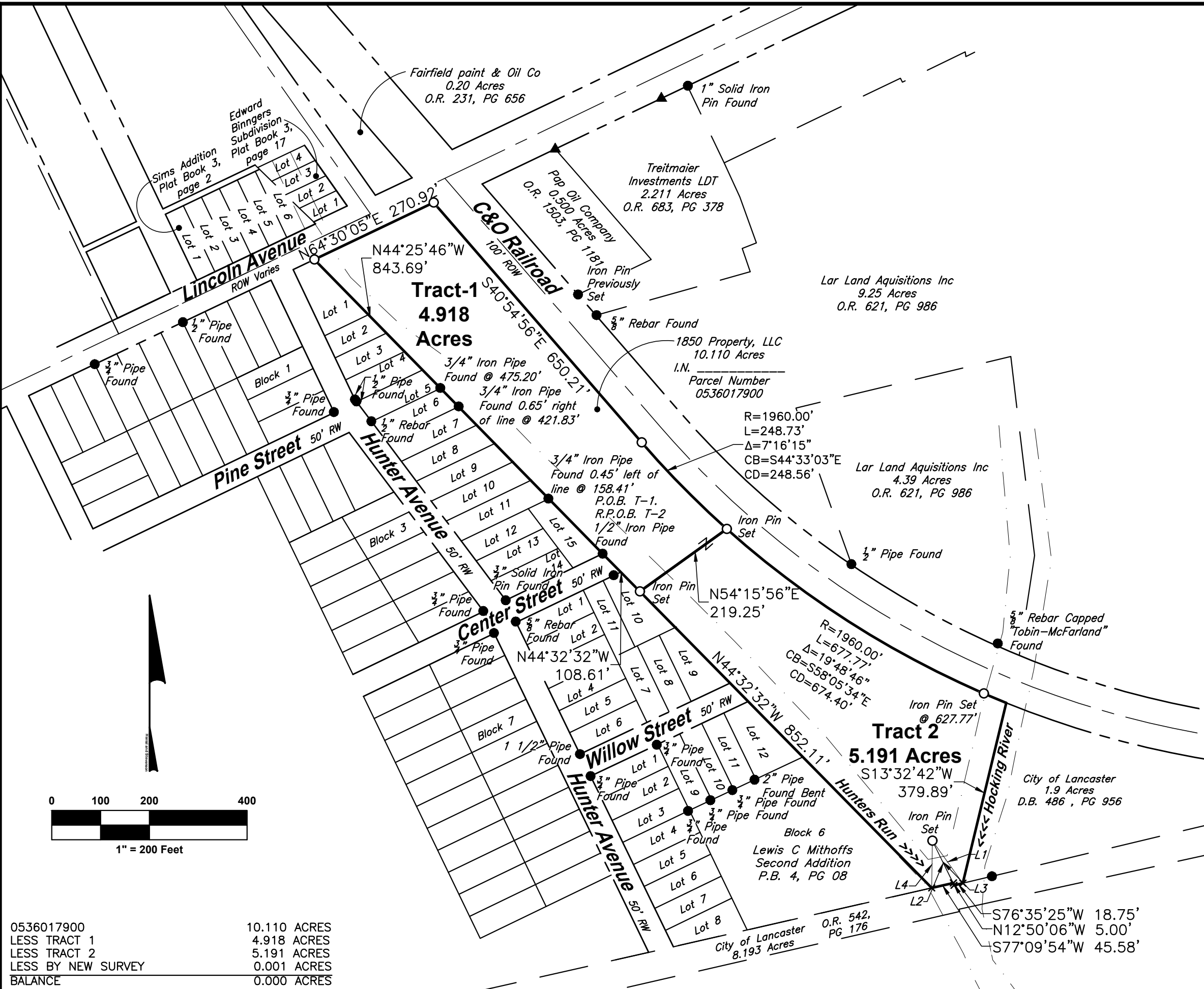
I HEREBY CERTIFY THAT THE ATTACHED PLAT, IS A TRUE REPRESENTATION OF A SURVEY PERFORMED DECEMBER, 2023 BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH OHIO ADMINISTRATIVE CODE 4733-37 AND MEETS OR EXCEEDS FAIRFIELD COUNTY CONVEYANCE STANDARDS.

DRAFT

CRAIG E. STEVENSON, PS 8592 DATE

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CITY OF LANCASTER, FAIRFIELD COUNTY, OHIO	
SECTIONS 01, 12, TOWNSHIP 14N, RANGE 19W	
PLAT OF SURVEY	
600 LINCOLN AVE- SPLIT	
Project No: E231066	Scale: 1" = 200'
Client: 1850 Property, LLC	Drawn: DNL
Date: January 04, 2024	Reviewed: CES



0536017900	10.110 ACRES
LESS TRACT 1	4.918 ACRES
LESS TRACT 2	5.191 ACRES
LESS BY NEW SURVEY	0.001 ACRES
BALANCE	0.000 ACRES

AUDITOR'S INFORMATION