

# PROPOSED ENCROACHMENT EASEMENTS

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GRANDVIEW HEIGHTS, SECTION NO. 1, TOWNSHIP NO. 1, RANGE 23, MATTHEWS SURVEY OF THE CONGRESS LANDS EAST OF THE SCIOTO, BEING ON, OVER AND ACROSS THE RIGHT-OF-WAY OF FAIRVIEW AVENUE (60' R/W) AS DEDICATED IN WALCUTT ADDITION OF RECORD IN PLAT BOOK

## SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE THIS SURVEY, ON THE GROUND, AND THAT THIS PLAT REPRESENTS GRAPHICALLY, IN SO FAR AS IS POSSIBLE, THE RESULTS OF SAID SURVEY. MADE IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4733.37 OF THE OHIO ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

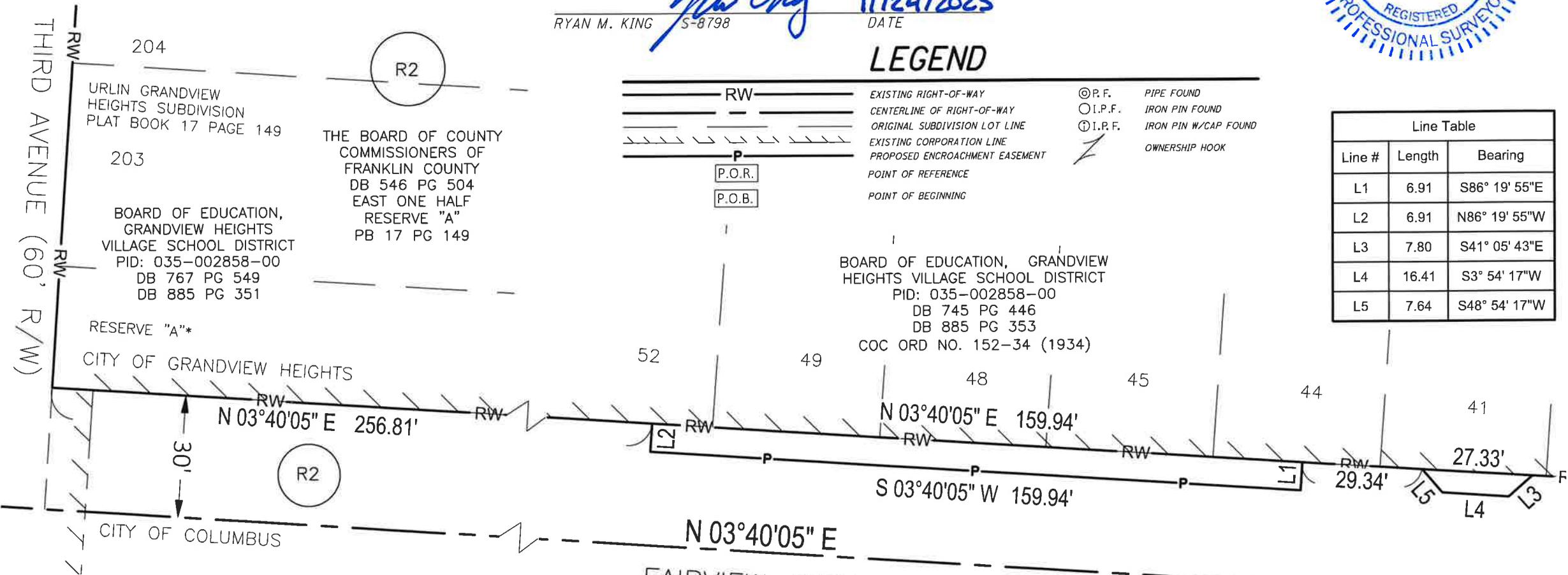


*Ryan King* 11/24/2025  
 RYAN M. KING S-8798 DATE

## LEGEND

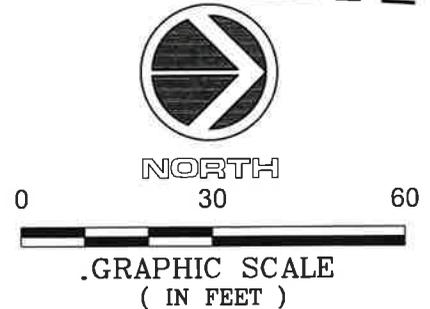
- RW EXISTING RIGHT-OF-WAY
- CENTERLINE OF RIGHT-OF-WAY
- ORIGINAL SUBDIVISION LOT LINE
- EXISTING CORPORATION LINE
- PROPOSED ENCROACHMENT EASEMENT
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- PIPE FOUND
- IRON PIN FOUND
- IRON PIN W/CAP FOUND
- OWNERSHIP HOOK

Line Table		
Line #	Length	Bearing
L1	6.91	S86° 19' 55"E
L2	6.91	N86° 19' 55"W
L3	7.80	S41° 05' 43"E
L4	16.41	S3° 54' 17"W
L5	7.64	S48° 54' 17"W



**BASIS OF BEARINGS:**  
 THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN) IN MAY 2025 BY OHM ADVISORS. THE PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FAIRVIEW AVENUE (60' R/W) HAVING A BEARING OF NORTH 03°40'05" EAST AND MONUMENTS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARINGS" FOR THIS PLAT.

**BASIS OF VERTICAL DATUM:**  
 THE VERTICAL DATUM IS BASED ON THE ELEVATION ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT, AT MONUMENT GRANDVIEW, BEING 754.534 FEET IN ELEVATION. THE SAID ELEVATION WAS TRANSFERRED FROM SAID FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENT USING DIFFERENTIAL LEVELING TO THE PROJECT SITE. THE SAID MONUMENT BEING A SOURCE BENCH MARK WITH AN ELEVATION THAT IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.



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