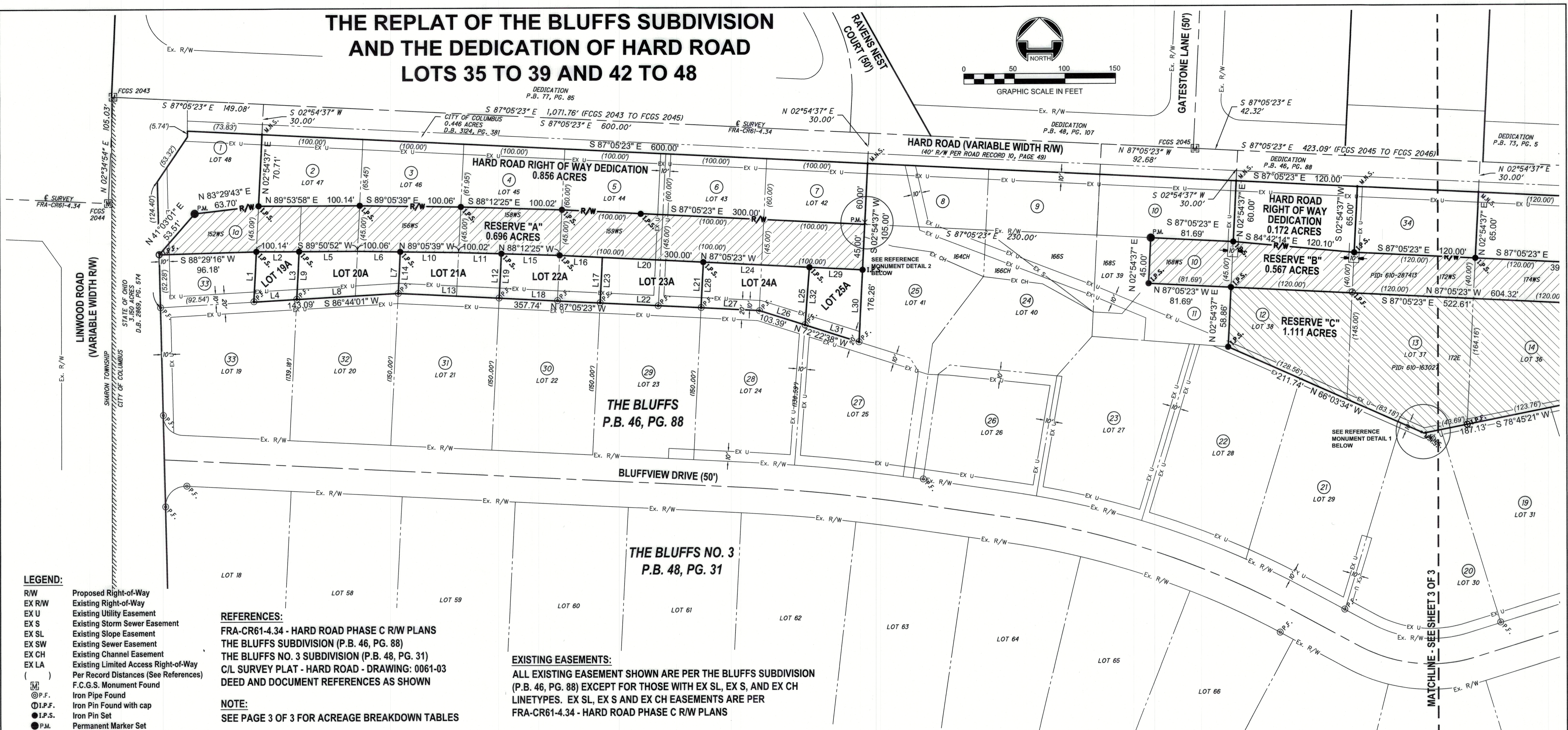
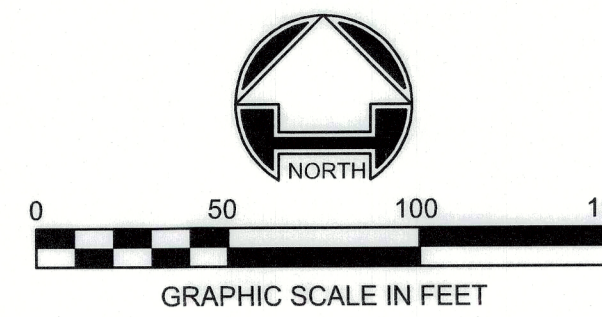


# THE REPLAT OF THE BLUFFS SUBDIVISION AND THE DEDICATION OF HARD ROAD LOTS 35 TO 39 AND 42 TO 48



- LEGEND:**
- R/W Proposed Right-of-Way
  - EX R/W Existing Right-of-Way
  - EX U Existing Utility Easement
  - EX S Existing Storm Sewer Easement
  - EX SL Existing Slope Easement
  - EX SW Existing Sewer Easement
  - EX CH Existing Channel Easement
  - EX LA Existing Limited Access Right-of-Way
  - ( ) Per Record Distances (See References)
  - (M) F.C.G.S. Monument Found
  - (P.F.) Iron Pipe Found
  - (I.P.F.) Iron Pin Found with cap
  - (I.P.S.) Iron Pin Set
  - (P.M.) Permanent Marker Set
  - (M.N.S.) 8" Mag Nail Set
  - (X) X Notch set

**REFERENCES:**  
 FRA-CR61-4.34 - HARD ROAD PHASE C R/W PLANS  
 THE BLUFFS SUBDIVISION (P.B. 46, PG. 88)  
 THE BLUFFS NO. 3 SUBDIVISION (P.B. 48, PG. 31)  
 C/L SURVEY PLAT - HARD ROAD - DRAWING: 0061-03  
 DEED AND DOCUMENT REFERENCES AS SHOWN

**NOTE:**  
 SEE PAGE 3 OF 3 FOR ACREAGE BREAKDOWN TABLES

**EXISTING EASEMENTS:**  
 ALL EXISTING EASEMENT SHOWN ARE PER THE BLUFFS SUBDIVISION  
 (P.B. 46, PG. 88) EXCEPT FOR THOSE WITH EX SL, EX S, AND EX CH  
 LINETYPES. EX SL, EX S AND EX CH EASEMENTS ARE PER  
 FRA-CR61-4.34 - HARD ROAD PHASE C R/W PLANS

LINE #	DIRECTION	LENGTH
L1	N02°54'37"E	49.59'
L2	N89°50'52"E	42.32'
L3	S02°54'37"W	47.28'
L4	S86°44'01"W	42.51'
L5	N89°50'52"E	57.82'
L6	S89°05'39"E	42.29'
L7	S02°54'37"W	41.02'
L8	S86°44'01"W	100.58'
L9	N02°54'37"E	47.28'
L10	S89°05'39"E	57.77'
L11	S88°12'25"E	42.27'

LINE #	DIRECTION	LENGTH
L12	S02°54'37"W	43.87'
L13	N87°05'23"W	100.00'
L14	N02°54'37"E	41.02'
L15	S88°12'25"E	57.75'
L16	S87°05'23"E	42.26'
L17	S02°54'37"W	45.00'
L18	N87°05'23"W	100.00'
L19	N02°54'37"E	43.87'
L20	S87°05'23"E	100.00'
L21	S02°54'37"W	45.00'
L22	N87°05'23"W	100.00'

LINE #	DIRECTION	LENGTH
L23	N02°54'37"E	45.00'
L24	S87°05'23"E	105.12'
L25	S04°24'30"W	57.07'
L26	N72°22'38"W	47.45'
L27	N87°05'23"W	57.74'
L28	N02°54'37"E	45.00'
L29	S87°05'23"E	52.61'
L30	S02°54'37"W	71.25'
L31	N72°22'38"W	55.94'
L32	N04°24'30"E	57.07'

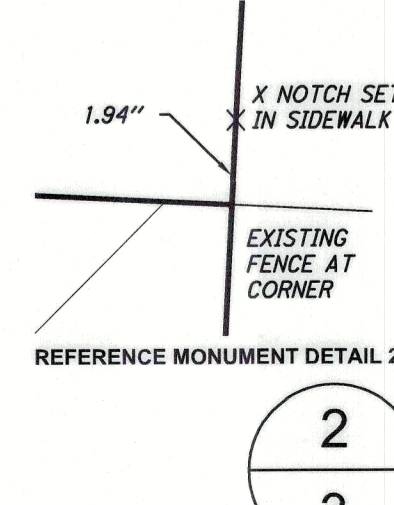
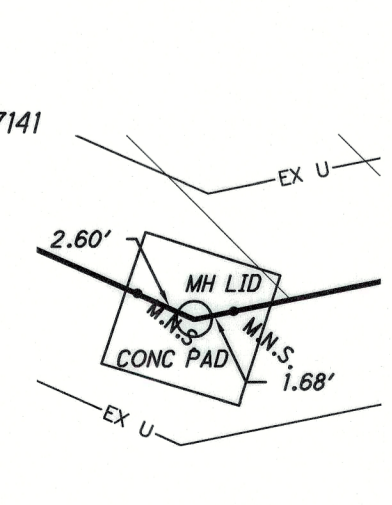
- 1 CITY OF COLUMBUS, OHIO  
I.N. 200412020275109 (152WD)  
PID: 610-273532  
0.179 ACRES
- 2 CITY OF COLUMBUS, OHIO  
I.N. 199807220183735  
PID: 610-163037
- 3 CITY OF COLUMBUS, OHIO  
I.N. 20050710129009  
PID: 610-163036
- 4 CITY OF COLUMBUS, OHIO  
I.N. 20050721014947 (158WD)  
PID: 610-163035
- 5 CITY OF COLUMBUS, OHIO  
I.N. 200502070023347  
PID: 610-163034
- 6 CITY OF COLUMBUS, OHIO  
I.N. 199810090259318  
PID: 610-163033
- 7 CITY OF COLUMBUS, OHIO  
I.N. 200001070005616  
PID: 610-163032

- 8 CITY OF COLUMBUS, OHIO  
I.N. 199906180155922  
PART OF PID: 610-163031  
0.165 ACRES
- 9 CITY OF COLUMBUS, OHIO  
FCCCP CASE NO. 05CVH-07-7140  
I.N. 2007105192037 (166WD)  
PART OF PID: 610-163030  
0.152 ACRES (166WD)
- 10 CITY OF COLUMBUS, OHIO  
I.N. 200412220288753  
PID: 610-274084  
0.186 ACRES (168WD)
- 11 GLEN ASPELOFF  
O.R. VOL. 27499, PG. C05  
PID: 610-163029
- 12 CITY OF COLUMBUS, OHIO  
I.N. 20010126017059  
PID: 610-163028
- 13 CITY OF COLUMBUS, OHIO  
FCCCP CASE NO. 05CVH-07-7141  
I.N. 200908170087297  
I.N. 200808110212156  
0.179 ACRES (172WD)
- 14 CITY OF COLUMBUS, OHIO  
I.N. 200502180031161  
PID: 610-163026
- 15 CITY OF COLUMBUS, OHIO  
I.N. 20010710157233  
PID: 610-163025

- 16 NICHOLAS M. THOMAS AND  
KATHERINE E. THOMAS  
I.N. 201508040107358  
PID: 610-163024
- 17 JASON HILL AND  
ASHLEY K. CLIFTON  
I.N. 201608290114624  
PID: 610-163023
- 18 BRUCE JAY GOLDSMITH AND  
FRANCINE SEVEL-GOLDSMITH  
I.N. 200905120067787  
PID: 610-163022
- 19 KATE E. KURYLA AND  
NATHAN C. GRAHAM  
I.N. 20111140160879  
PID: 610-163021
- 20 VICTOR JAMES FERGUSON  
AND LINDA JEAN FERGUSON  
I.N. 20051070005167  
PID: 610-163020
- 21 ANN C. WOLFE  
O.R. 16191 J14  
PID: 610-163019
- 22 SANDRA G. SWANSON, TRUSTEE OF  
THE SANDRA G. SWANSON TRUST  
I.N. 202306280063802  
PID: 610-163018
- 23 MATTHEW C. RIPPEL AND  
SUZANNE E. RIPPEL  
I.N. 201608170108256  
PID: 610-163017

- 24 MARK L. DEBARO AND  
LINDA Z. DEBARO  
I.N. 201010290145302  
PID: 610-163030
- 25 STEVE N. LUKE AND  
LORI F. LUKE  
I.N. 199906180155930  
PID: 610-163031
- 26 MEGAN M. JERNIGAN  
I.N. 201506240084611  
PID: 610-163016
- 27 ERIC SAMUEL KRAMER AND  
ALYSSA JANNING KRAMER  
I.N. 201905060052290  
PID: 610-163015
- 28 DURY L. SUDDUTH (1/3 INT.)  
AND JOANN SUDDUTH (2/3 INT.)  
I.N. 19981020279773 (SEE I.N.  
201406180076252)  
PID: 610-163014
- 29 ANDREW GARLAND AND ELLEN  
SHIRK, AKA ELLEN GARLAND  
I.N. 202401160004940  
PID: 610-163013
- 30 ERIC B. HERSHBERGER AND  
CYNTHIA K. HERSHBERGER  
I.N. 200408090185241  
PID: 610-163012

- 31 GRANT CAULFIELD AND  
BERGEN CAULFIELD  
I.N. 202407290075301  
PID: 610-163011
- 32 ANN MARGARET McGLONE AND  
KEVIN PATRICK McGLONE  
I.N. 201706280087995  
PID: 610-163010
- 33 NANCY S. BOGENRIEF  
O.B. 3502, PG. 585  
O.R. 13253 J02  
I.N. 202309200097841 (SEE I.N. 201308120137873)  
PID: 610-163009
- 34 CITY OF COLUMBUS, OHIO  
FCCCP CASE NO. 05CVH-07-7141  
I.N. 200808110212156



Layout Tab Name: PG 20.F3  
 Last Saved By: WJL/AM 3/29/2026 11:34:37 AM  
 W:\S\GIS\Dayton\GIS\Projects\10022786.01\_Hard\_Road\_Replat\Drawings\10022786.01\_The Bluffs Replat.dwg Plotted By: Schneider, Cody Plotted: March 28, 2026, 11:45:20 AM