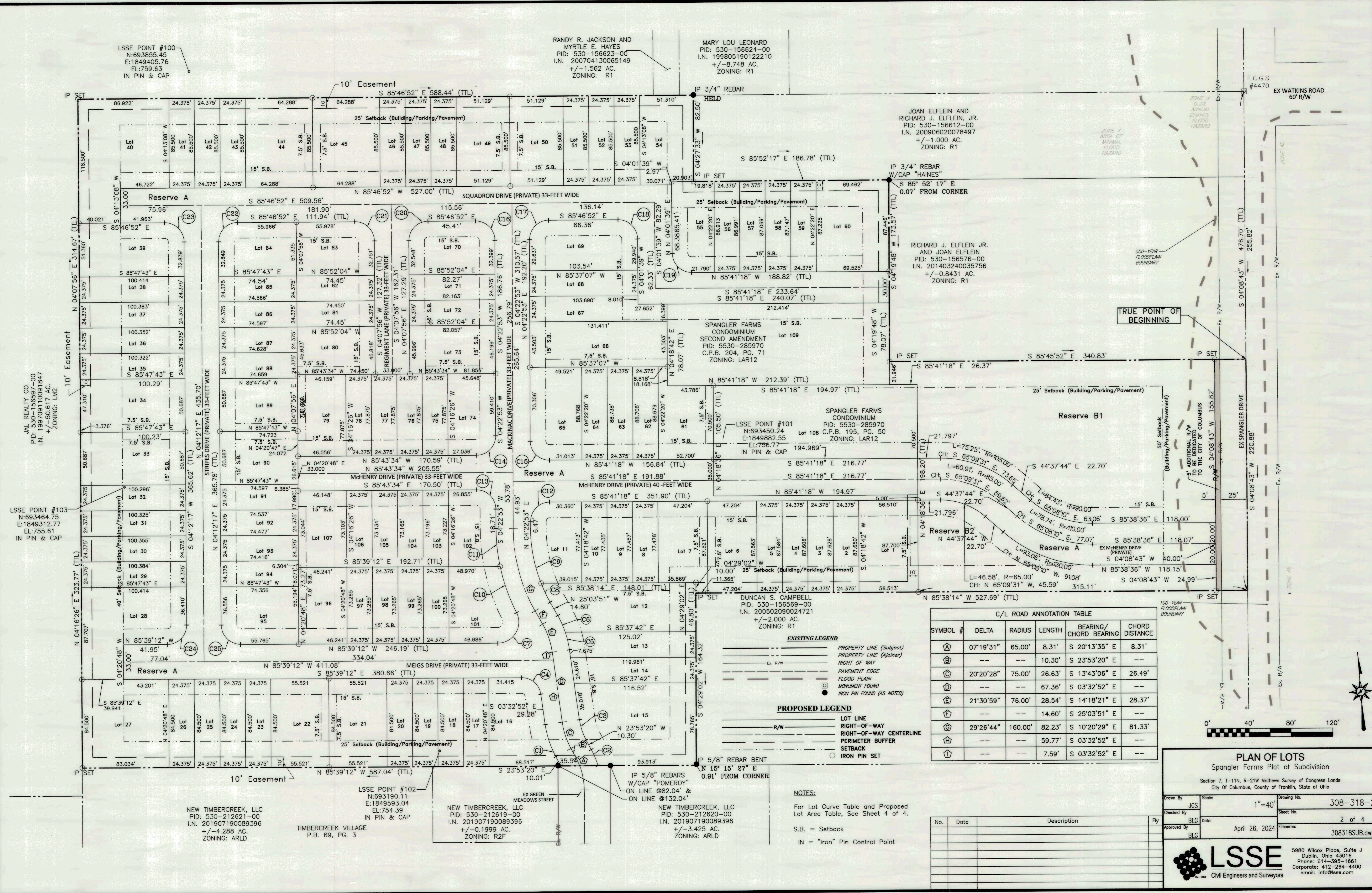


N:\PROJ\2024\308-318 Spangler Farms\Drawings\2024\27024.dwg Plot: Plan User: mlabovik Date: 2024-04-26 10:43 AM



JAL REALTY CO.
 PID: 530-156597-00
 I.N. 198709110091847
 +/-50.617 AC.
 ZONING: LM2

LSSE POINT #103
 N:693464.75
 E:1849312.77
 EL:755.61
 IN PIN & CAP

LSSE POINT #100
 N:693855.45
 E:1849405.76
 EL:759.63
 IN PIN & CAP

RANDY R. JACKSON AND
 MYRTLE E. HAYES
 PID: 530-156623-00
 I.N. 200704130065149
 +/-1.562 AC.
 ZONING: R1

MARY LOU LEONARD
 PID: 530-156624-00
 I.N. 199805190122210
 +/-8.748 AC.
 ZONING: R1

JOAN ELFLEIN AND
 RICHARD J. ELFLEIN, JR.
 PID: 530-156612-00
 I.N. 200906020078497
 +/-1.000 AC.
 ZONING: R1

RICHARD J. ELFLEIN JR.
 AND JOAN ELFLEIN
 PID: 530-156576-00
 I.N. 201403240035756
 +/-0.8431 AC.
 ZONING: R1

LSSE POINT #101
 N:693450.24
 E:1849882.55
 EL:756.77
 IN PIN & CAP

DUNCAN S. CAMPBELL
 PID: 530-156569-00
 I.N. 20050209024721
 +/-2.000 AC.
 ZONING: R1

NEW TIMBERCREEK, LLC
 PID: 530-212621-00
 I.N. 201907190089396
 +/-4.288 AC.
 ZONING: ARLD

TIMBERCREEK VILLAGE
 P.B. 69, PG. 3

NEW TIMBERCREEK, LLC
 PID: 530-212619-00
 I.N. 201907190089396
 +/-0.1999 AC.
 ZONING: R2F

NEW TIMBERCREEK, LLC
 PID: 530-212620-00
 I.N. 201907190089396
 +/-3.425 AC.
 ZONING: ARLD

- EXISTING LEGEND**
- PROPERTY LINE (Subject)
 - PROPERTY LINE (Adjurer)
 - RIGHT-OF-WAY
 - PAVEMENT EDGE
 - FLOOD PLAIN
 - MONUMENT FOUND
 - IRON PIN FOUND (AS NOTED)

- PROPOSED LEGEND**
- LOT LINE
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY CENTERLINE
 - PERIMETER BUFFER
 - SETBACK
 - IRON PIN SET

NOTES:
 For Lot Curve Table and Proposed
 Lot Area Table, See Sheet 4 of 4.
 S.B. = Setback
 IN = "Iron" Pin Control Point

SYMBOL #	DELTA	RADIUS	LENGTH	BEARING/ CHORD BEARING	CHORD DISTANCE
Ⓐ	07°19'31"	65.00'	8.31'	S 20°13'35" E	8.31'
Ⓑ	---	---	10.30'	S 23°53'20" E	---
Ⓒ	20°20'28"	75.00'	26.63'	S 13°43'06" E	26.49'
Ⓓ	---	---	67.36'	S 03°32'52" E	---
Ⓔ	21°30'59"	76.00'	28.54'	S 14°18'21" E	28.37'
Ⓕ	---	---	14.60'	S 25°03'51" E	---
Ⓖ	29°26'44"	160.00'	82.23'	S 10°20'29" E	81.33'
Ⓗ	---	---	59.77'	S 03°32'52" E	---
Ⓘ	---	---	7.59'	S 03°32'52" E	---

PLAN OF LOTS
 Spangler Farms Plat of Subdivision
 Section 7, T-11N, R-21W Mathews Survey of Congress Lands
 City of Columbus, County of Franklin, State of Ohio

Drawn By	JGS	Scale	1"=40'	Drawing No.	308-318-2
Checked By	BLC	Date	April 26, 2024	Sheet No.	2 of 4
Approved By	BLC	Filename			308318SUB.dwg

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