

# PLAT OF BEDFORD PLACE

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, VILLAGE OF DRESDEN  
FIRST QUARTER, TOWNSHIP 3, RANGE 8, UNITED STATES MILITARY LANDS

**NOTARIZED OWNERS DEDICATION AND ACKNOWLEDGMENT**

Situated in the State of Ohio, County of Muskingum, Village of Dresden, and being part of the First Quarter, Township Three (3), Range Eight (8) West, United States Military lands and being part of Lot 5 of the George Adams Subdivision in Muskingum County Recorder's Office Plat Book 2 Page 6 and containing 10.219 acres out of an original 11.107 acre tract, as conveyed by Deed Book 2418 Page 362 to Buckeye Community Twenty One L.P.

**Owner's Consent and Dedication**

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and do dedicate the streets, as shown hereon to the public use forever. The easements shown on this plot, unless designated for a specific purpose, are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, electric, telephone, cable television, or other utility lines or services, storm sewer disposal and for the express privilege of cutting, trimming or removing any and all trees or other obstructions within said easement, or immediately adjacent thereto, to the free use of said easements or adjacent streets and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearances of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair ability to use and maintain the facilities; or (4) create a blockage or impediment to surface water drainage or a hazard.

The dimensions of the lots and streets are shown on the plat in feet and decimal parts thereof.

Owner \_\_\_\_\_ Owner \_\_\_\_\_

Witness \_\_\_\_\_ Witness \_\_\_\_\_

Witness \_\_\_\_\_ Witness \_\_\_\_\_

**Certificate of Ownership**

We, \_\_\_\_\_ and \_\_\_\_\_ do hereby certify that we are the owners of the property described in the above caption and that all legally due taxes have been paid, and that as such owners, we have caused the said above described property to be surveyed and subdivided as shown.

\_\_\_\_\_ Seal

\_\_\_\_\_ Seal

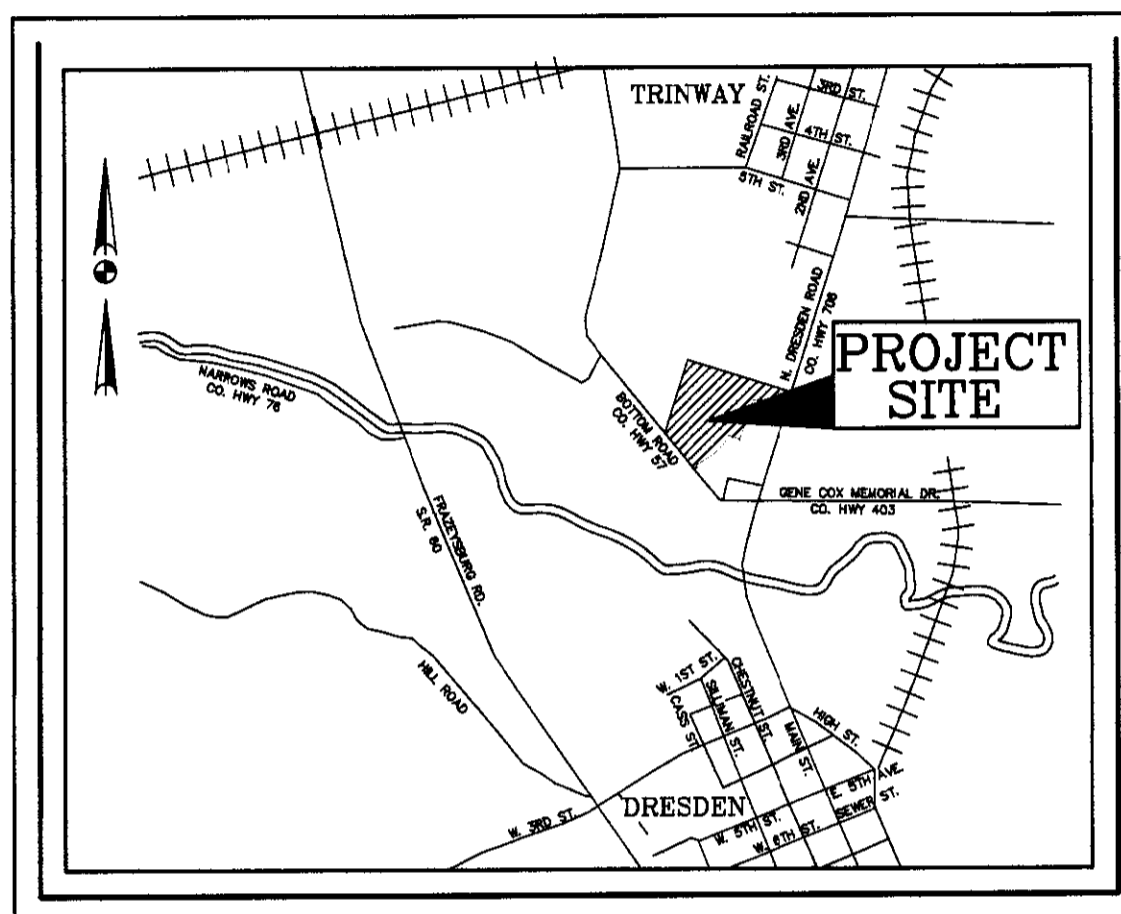
**Certificate of Notary Public  
State of Ohio S.S.**

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me the undersigned, a Notary Public in and for said State, personally came \_\_\_\_\_ (and \_\_\_\_\_), who acknowledged the signed and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

(Signature) \_\_\_\_\_

(Print name here) \_\_\_\_\_

State of Ohio  
My commission expires \_\_\_\_\_



**SITE MAP**  
NOT TO SCALE

**FLOOD ZONE NOTE**

AS SHOWN ON FIRM MAP OF MUSKINGUM COUNTY, OHIO AND INCORPORATED AREAS, PANEL 44 OF 500, MAP NUMBER 39119C0044G, EFFECTIVE DATE OF JULY 6, 2010, A PORTION OF THE DEVELOPMENT IS IN FLOOD ZONE AE AS PART OF THE 100 YEAR FLOODPLAIN; HOWEVER, ALL OF THE RESIDENTIAL LOTS ARE OUTSIDE THE 100 YEAR FLOODPLAIN. THE TWO RETENTION BASINS ARE IN THE 100 YEAR FLOODPLAIN.

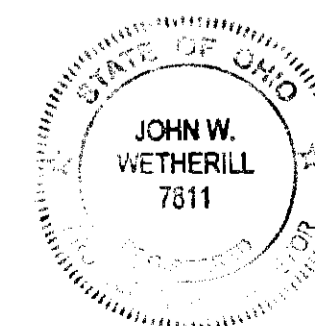
**BASIS OF BEARINGS**

BEARINGS AS SHOWN WERE BASED ON THE SOUTH LINE OF LOT 5 AS BEING N 87°29'55" W.

**CERTIFICATION BY SURVEYOR**

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION, IN OCTOBER 2011) AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

*John W. Wetherill*  
JOHN W. WETHERILL REGISTERED SURVEYOR NO.S-7811 DATE 12/20/12



**APPROVALS**

\_\_\_\_\_  
Mayor, Village of Dresden, Ohio

\_\_\_\_\_  
Village Clerk, Village of Dresden, Ohio

\_\_\_\_\_  
Chairman of Public Affairs, Village of Dresden, Ohio

**COUNTY AUDITOR'S TRANSFER**

Transferred on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

By \_\_\_\_\_  
Deputy County Auditor

**COUNTY RECORDER**

File No. \_\_\_\_\_  
Received on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_ at \_\_ .M.  
Recorded on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_ at \_\_ .M.  
Recorded in plat book No. \_\_\_\_\_, page \_\_\_\_\_.  
Fee \_\_\_\_\_.  
By \_\_\_\_\_  
County Recorder

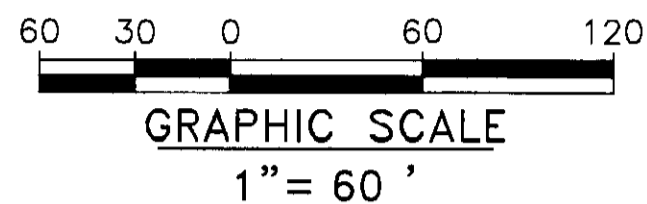
**COUNTY AUDITOR'S PARCEL NUMBERS**

CURRENT OWNER-BUCKEYE COMMUNITY TWENTY ONE, LP, D.B. 2418, PG. 362.  
PPN 10-08-71-27-002, being 10.219 acres out of 11.107 acres

**LEGEND**

- - Iron Pin (found)
- - Iron Pin (set)
- ▲ - R.R. Spike (set)
- ▲ - R.R. Spike (found)
- - Axle (found)
- Sanitary Sewer Easement
- Water Line Easement
- Drainage/ Utility Easement
- Building Setback

# PLAT OF BEDFORD PLACE 10.219 ACRE



CHRISTA J. WILCOX &  
KAREN S. ARNOLD  
D.V. 2131, PG. 764

LOT 4

**ACREAGE**

RIGHT OF WAY = 3.08 AC.  
LOTS = 7.139 AC.

**BUILDING SETBACKS**

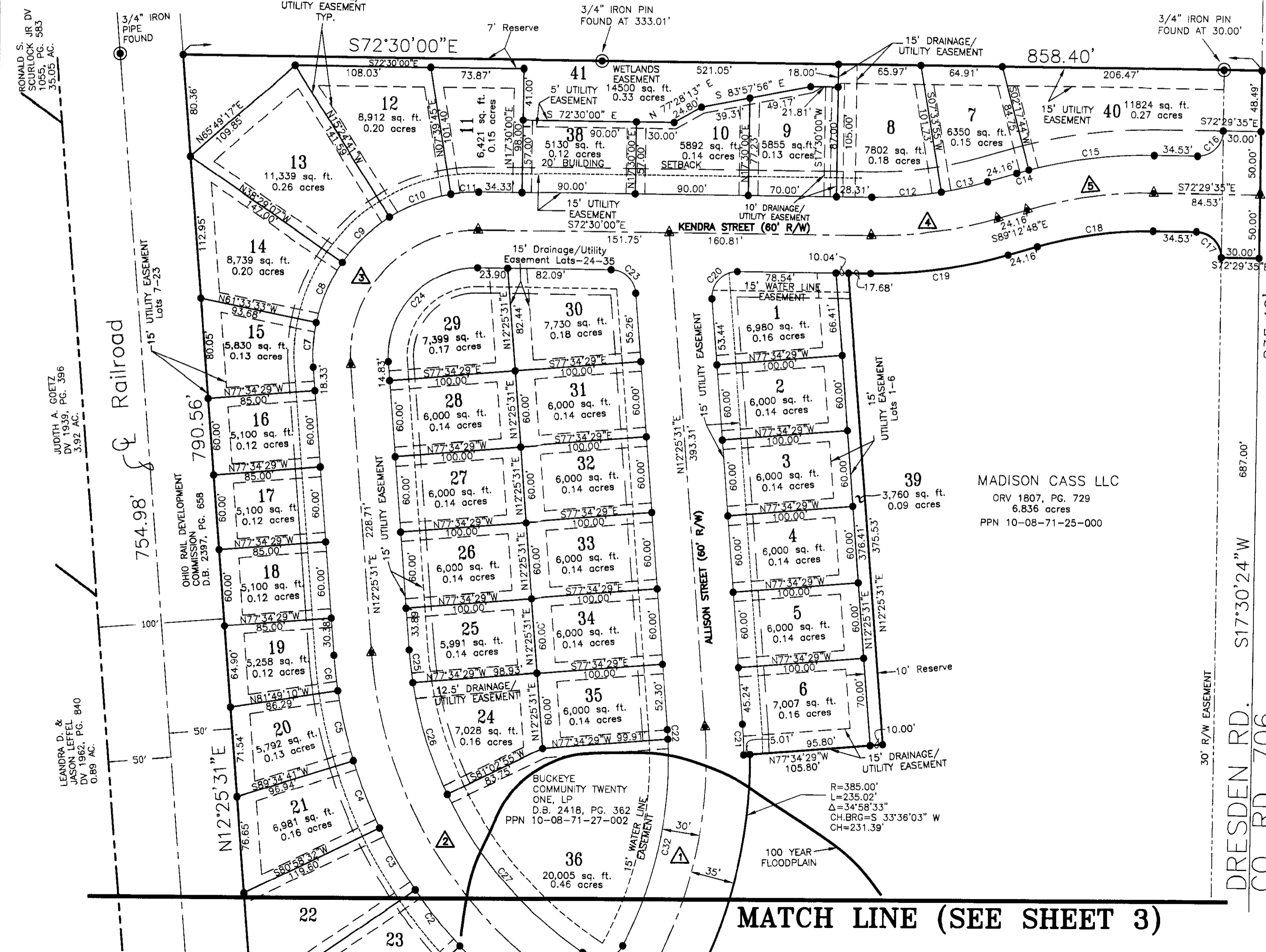
FRONT YARD SETBACK = 20'  
SIDE YARD SETBACK = 5.0'

**☒ CURVE DATA**

- △ = 38°39'49" R = 350.00 T = 122.79 L = 236.18 CH = 231.73 CH.BRG. = N31°45'26"E
- △ = 51°20'11" R = 350.00 T = 168.20 L = 313.60 CH = 303.21 CH.BRG. = S13°14'34"E
- △ = 95°04'29" R = 100.00 T = 109.28 L = 165.94 CH = 147.54 CH.BRG. = S59°57'46"W
- △ = 16°42'48" R = 350.00 T = 51.42 L = 102.10 CH = 101.73 CH.BRG. = S80°51'24"E
- △ = 16°43'13" R = 350.00 T = 51.43 L = 102.14 CH = 101.78 CH.BRG. = N80°51'12"W

**R/W CURVE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	380.00'	12°40'54"	84.11'	N 32°34'13" W	83.94'
C2	380.00'	08°36'09"	57.05'	N 21°55'41" W	57.00'
C3	380.00'	08°36'09"	57.05'	N 13°19'32" W	57.00'
C4	380.00'	08°36'09"	57.05'	N 04°43'24" W	57.00'
C5	380.00'	08°36'09"	57.05'	N 03°52'45" E	57.00'
C6	380.00'	04°14'41"	28.15'	N 10°18'10" E	28.15'
C7	130.00'	16°00'56"	36.34'	N 20°25'59" E	36.22'
C8	130.00'	23°04'26"	52.35'	N 39°58'40" E	52.00'
C9	130.00'	23°04'26"	52.35'	N 63°03'06" E	52.00'
C10	130.00'	23°04'26"	52.35'	N 86°07'32" E	52.00'
C11	130.00'	09°50'15"	22.32'	S 77°25'07" E	22.29'
C12	320.00'	09°56'05"	55.49'	N 77°28'02" W	55.42'
C13	320.00'	08°46'43"	37.86'	N 85°49'26" W	37.84'
C14	380.00'	01°30'32"	10.01'	S 88°27'32" E	10.01'
C15	380.00'	15°12'41"	100.89'	S 80°05'55" E	100.59'
C16	20.00'	90°00'00"	31.42'	S 62°30'25" W	28.28'
C17	20.00'	90°00'00"	31.42'	S 27°29'35" E	28.28'
C18	320.00'	16°43'13"	93.38'	N 80°51'12" W	93.05'
C19	380.00'	16°42'48"	110.85'	N 80°51'24" W	110.45'
C20	20.00'	95°04'29"	33.19'	N 59°57'46" E	29.51'
C21	380.00'	03°44'11"	24.78'	S 14°17'36" W	24.78'
C22	320.00'	01°22'43"	7.70'	S 13°06'53" W	7.70'
C23	20.00'	84°55'31"	29.64'	S 30°02'14" E	27.00'
C24	70.00'	95°04'29"	116.16'	N 59°57'46" E	103.28'
C25	320.00'	04°40'51"	26.14'	N 10°05'06" E	26.14'
C26	320.00'	16°41'45"	93.25'	N 00°36'12" W	92.92'
C27	320.00'	29°57'35"	167.33'	N 23°55'52" W	165.43'
C28	20.00'	96°54'52"	33.83'	N 87°22'06" W	29.94'
C29	20.00'	90°00'00"	31.42'	S 06°05'20" W	28.28'
C30	20.00'	90°00'00"	31.42'	N 83°54'40" W	28.28'
C31	20.00'	88°38'00"	30.94'	S 06°46'20" W	27.94'
C32	320.00'	30°22'14"	169.62'	S 28°59'21" W	167.64'



STEVEN PHILLIP LITTLE  
D.V. 2384, PG. 341  
48.02 AC  
PPN 10-08-71-29-000

835.49'  
687.00'  
S17°30'24"W  
DRESDEN RD.  
CO. RD. 706

MADISON CASS LLC  
ORV 1807, PG. 729  
6.836 acres  
PPN 10-08-71-25-000

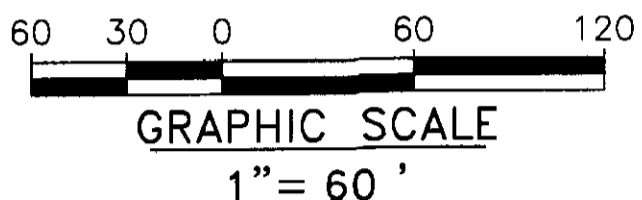
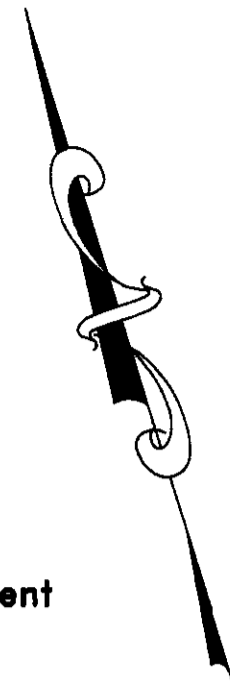
MATCH LINE (SEE SHEET 3)

**BISCHOFF MILLER & ASSOCIATES, LLC**  
Consulting Engineers & Surveyors  
80 D GRACE DRIVE  
POWELL, OHIO 43065  
PHONE: (614)781-9372  
FAX: (614)781-1201

# PLAT OF BEDFORD PLACE 10.219 ACRE

## LEGEND

- - Iron Pin (found)
- - Iron Pin (set)
- ▲ - R.R. Spike (set)
- ▲ - R.R. Spike (found)
- - Axle (found)
- Sanitary Sewer Easement
- Water Line Easement
- Drainage/ Utility Easement
- Building Setback



## ACREAGE

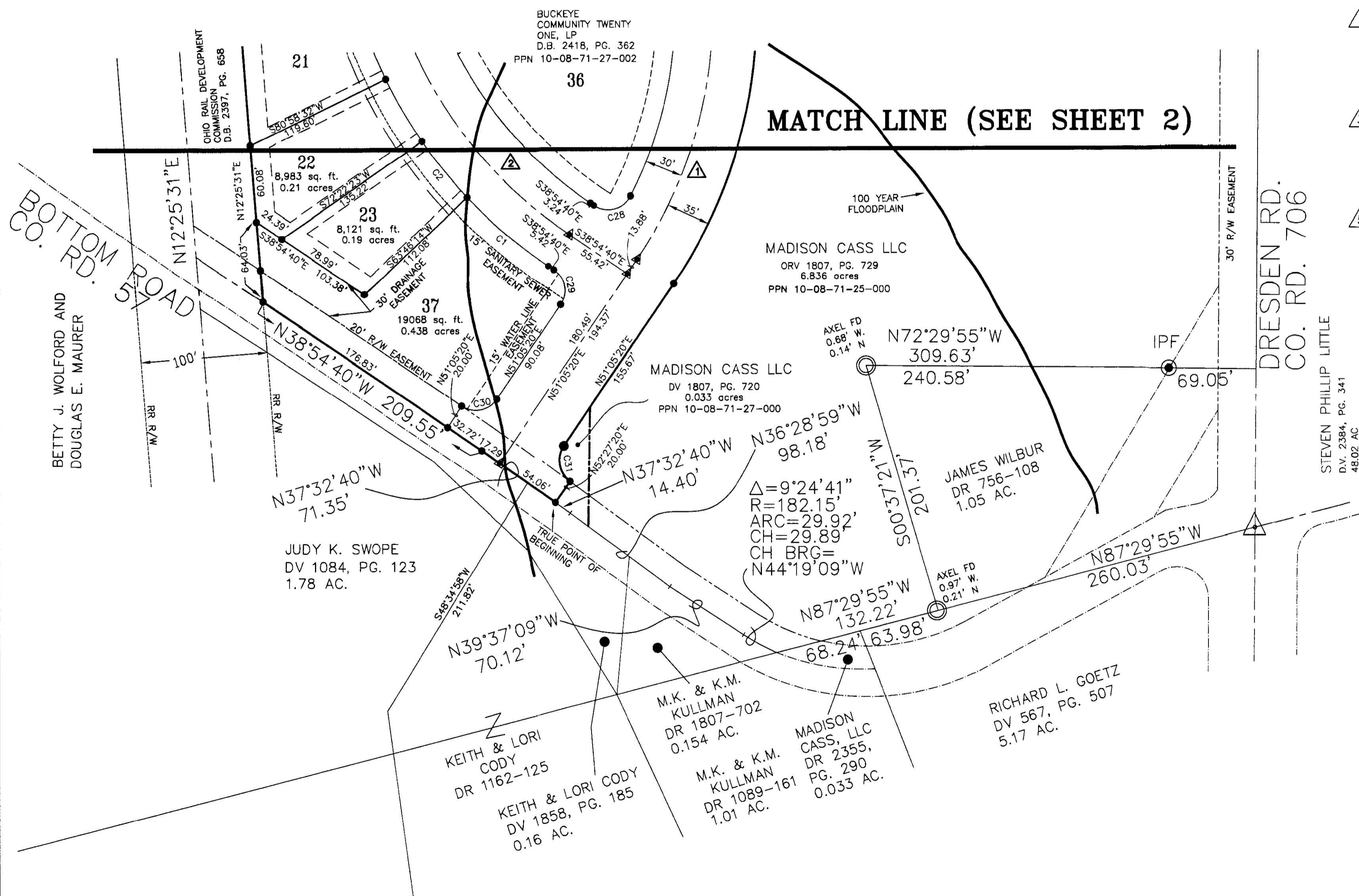
RIGHT OF WAY = 3.08 AC.  
LOTS = 8.03 AC.

## BUILDING SETBACKS

FRONT YARD SETBACK = 20'  
SIDE YARD SETBACK = 5.0'

## ☒ CURVE DATA

① $\Delta = 38^{\circ}39'49''$ R = 350.00 T = 122.79 L = 236.18 CH = 231.73 CH.BRG. = N31°45'26"E	② $\Delta = 51^{\circ}20'11''$ R = 350.00 T = 168.20 L = 313.60 CH = 303.21 CH.BRG. = S13°14'34"E
③ $\Delta = 95^{\circ}04'29''$ R = 100.00 T = 109.28 L = 165.94 CH = 147.54 CH.BRG. = S59°57'46"W	④ $\Delta = 16^{\circ}42'48''$ R = 350.00 T = 51.42 L = 102.10 CH = 101.73 CH.BRG. = S80°51'24"E
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**BISCHOFF MILLER & ASSOCIATES, LLC**  
Consulting Engineers & Surveyors

80 D GRACE DRIVE  
POWELL, OHIO 43065

PHONE: (614)781-9372  
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# PLAT OF BEDFORD PLACE

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, VILLAGE OF DRESDEN  
FIRST QUARTER, TOWNSHIP 3, RANGE 8, UNITED STATES MILITARY LANDS

### NOTARIZED OWNERS DEDICATION AND ACKNOWLEDGMENT

Situated in the State of Ohio, County of Muskingum, Village of Dresden, and being part of the First Quarter, Township Three (3), Range Eight (8) West, United States Military lands and being part of Lot 5 of the George Adams Subdivision in Muskingum County Recorder's Office Plat Book 2 Page 6 and containing 10.219 acres out of an original 11.107 acre tract, as conveyed by Deed Book 2418 Page 362 to Buckeye Community Twenty One LP.

#### Owner's Consent and Dedication

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and do dedicate the streets, as shown hereon to the public use forever. The easements shown on this plat, unless designated for a specific purpose, are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, electric, telephone, cable television, or other utility lines or services, storm sewer disposal and for the express privilege of cutting, trimming or removing any and all trees or other obstructions within said easement, or immediately adjacent thereto, to the free use of said easements or adjacent streets and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

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The dimensions of the lots and streets are shown on the plat in feet and decimal parts thereof.

*Buckeye Community Twenty One LP*

*[Signature]*  
Owner, President of General Partner Owner

*[Signature]*  
Witness

*[Signature]*  
Witness

Certificate of Ownership  
STEVEN J. BROWN, AGENT FOR BUCKEYE COMMUNITY TWENTY ONE, LP  
We, \_\_\_\_\_ and \_\_\_\_\_ do hereby certify that we are the owners of the property described in the above caption and that all legally due taxes have been paid, and that as such owners, we have caused the said above described property to be surveyed and subdivided as shown.

\_\_\_\_\_  
Seal  
\_\_\_\_\_  
Seal

Certificate of Notary Public  
State of Ohio S.S.

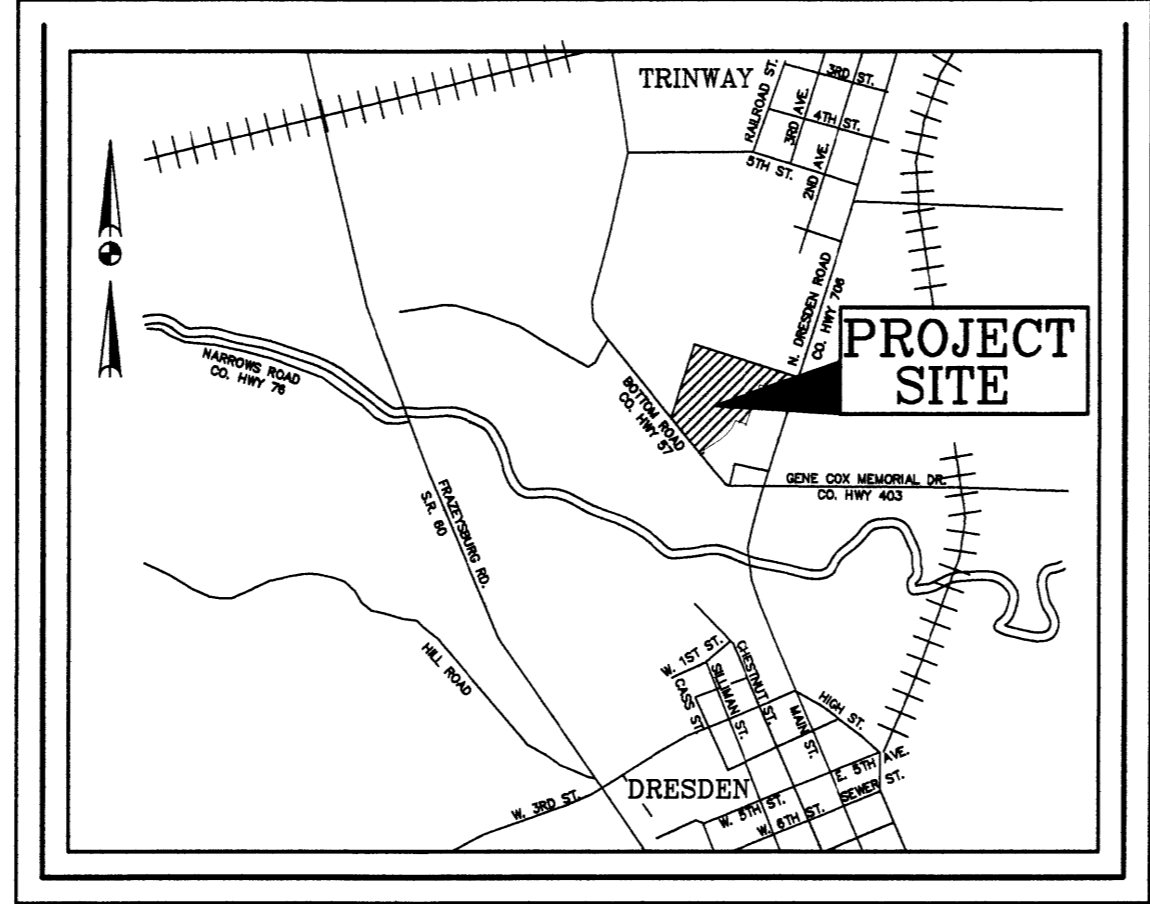
Be it remembered that on this 18 day of April, 2014 before me the undersigned, a Notary Public in and for said State, personally came Steve Brown (and president of GP), who acknowledged the signed and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

(Signature) *Robeeta M England*  
(Print name here) Robeeta M England

State of Ohio  
My commission expires April 5, 2015



Robeeta M. England  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
April 5th 2015



SITE MAP  
NOT TO SCALE

### FLOOD ZONE NOTE

AS SHOWN ON FIRM MAP OF MUSKINGUM COUNTY, OHIO AND INCORPORATED AREAS, PANEL 44 OF 500, MAP NUMBER 39119C0044G, EFFECTIVE DATE OF JULY 6, 2010, A PORTION OF THE DEVELOPMENT IS IN FLOOD ZONE AE AS PART OF THE 100 YEAR FLOODPLAIN; HOWEVER, ALL OF THE RESIDENTIAL LOTS ARE OUTSIDE THE 100 YEAR FLOODPLAIN. THE TWO RETENTION BASINS ARE IN THE 100 YEAR FLOODPLAIN.

### BASIS OF BEARINGS

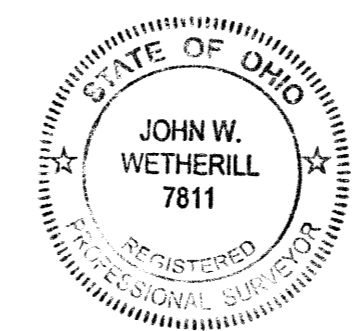
BEARINGS AS SHOWN WERE BASED ON THE SOUTH LINE OF LOT 5 AS BEING N 87°29'55" W.

BEING RE-RECORDED TO CORRECT THE ACREAGE  
PLAT BDDK 20, PAGE 45

### CERTIFICATION BY SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME (UNDER MY SUPERVISION, IN OCTOBER 2011) AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

*[Signature]*  
JOHN W. WETHERILL REGISTERED SURVEYOR NO.S-7811 DATE 12/20/12



### APPROVALS

*[Signature]*  
Mayor, Village of Dresden, Ohio

*[Signature]*  
Village Clerk, Village of Dresden, Ohio

*[Signature]*  
Chairman of Public Affairs, Village of Dresden, Ohio

### COUNTY AUDITOR'S TRANSFER

Transferred on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_  
By \_\_\_\_\_  
Deputy County Auditor

TRANSFER NOT NECESSARY  
APR 21 2014  
*[Signature]*  
Auditor Muskingum County, Ohio

### COUNTY RECORDER

File No. \_\_\_\_\_  
Received on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ at \_\_\_\_ .M.  
Recorded on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ at \_\_\_\_ .M.  
Recorded in plat book No. \_\_\_\_\_, page \_\_\_\_.  
Fee \_\_\_\_\_  
By \_\_\_\_\_  
County Recorder

### COUNTY AUDITOR'S PARCEL NUMBERS

CURRENT OWNER-BUCKEYE COMMUNITY TWENTY ONE, LP, D.B. 2418, PG. 362.  
PPN 10-08-71-27-002, being 10.219 acres out of 11.107 acres

DESCRIPTION  
APPLD  
BY *[Signature]* 12/28/12

BISCHOFF MILLER & ASSOCIATES, LLC  
Consulting Engineers & Surveyors  
80 D GRACE DRIVE  
POWELL, OHIO 43065  
PHONE: (614) 781-9372  
FAX: (614) 781-1201

# LEGEND

- - Iron Pin (found)
- - Iron Pin (set)
- ▲ - R.R. Spike (set)
- ▲ - R.R. Spike (found)
- - Axle (found)

- Sanitary Sewer Easement
- Water Line Easement
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- Building Setback

# PLAT OF BEDFORD PLACE

## 10.219 ACRE

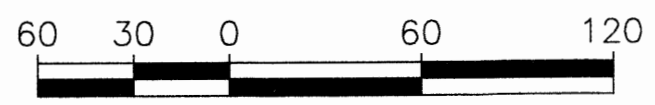
### Plat BK 20 Pg 66

### ACREAGE

RIGHT OF WAY = 3.151 AC.  
 LOTS = 7.068 AC.

### BUILDING SETBACKS

FRONT YARD SETBACK = 20'  
 SIDE YARD SETBACK = 5.0'



GRAPHIC SCALE

1" = 60'

CHRISTA J. WILCOX &  
 KAREN S. ARNOLD  
 D.V. 2131, PG. 764

### LOT 4

### CURVE DATA

- 1 Δ = 38°39'49" R=350.00 T=122.79 L=236.18 CH=231.73 CH.BRG.=N31°45'26"E
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- 5 Δ = 16°43'13" R=350.00 T=51.43 L=102.14 CH=101.78 CH.BRG.=N80°51'12"W

### R/W CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	380.00'	12°40'54"	84.11'	N 32°34'13" W	83.94'
C2	380.00'	08°36'09"	57.05'	N 21°55'41" W	57.00'
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C6	380.00'	04°14'41"	28.15'	N 10°18'10" E	28.15'
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C17	20.00'	90°00'00"	31.42'	S 27°29'35" E	28.28'
C18	320.00'	16°43'13"	93.38'	N 80°51'12" W	93.05'
C19	380.00'	16°42'48"	110.85'	N 80°51'24" W	110.45'
C20	20.00'	95°04'29"	33.19'	N 59°57'46" E	29.51'
C21	380.00'	03°44'11"	24.78'	S 14°17'36" W	24.78'
C22	320.00'	01°22'43"	7.70'	S 13°06'53" W	7.70'
C23	20.00'	84°55'31"	29.64'	S 30°02'14" E	27.00'
C24	70.00'	95°04'29"	116.16'	N 59°57'46" E	103.28'
C25	320.00'	04°40'51"	26.14'	N 10°05'06" E	26.14'
C26	320.00'	16°41'45"	93.25'	N 00°36'12" W	92.92'
C27	320.00'	29°57'35"	167.33'	N 23°55'52" W	165.43'
C28	20.00'	96°54'52"	33.83'	N 87°22'06" W	29.94'
C29	20.00'	90°00'00"	31.42'	S 06°05'20" W	28.28'
C30	20.00'	90°00'00"	31.42'	N 83°54'40" W	28.28'
C31	20.00'	88°38'00"	30.94'	S 06°46'20" W	27.94'
C32	320.00'	30°22'14"	169.62'	S 28°59'21" W	167.64'



### MATCH LINE (SEE SHEET 3)

**BISCHOFF MILLER & ASSOCIATES, LLC**  
 Consulting Engineers & Surveyors  
 80 D GRACE DRIVE  
 POWELL, OHIO 43065  
 PHONE: (614)781-9372  
 FAX: (614)781-1201

These drawings are instruments of professional service prepared by Bischoff Miller & Associates, LLC., for the designated project. Bischoff Miller & Associates, LLC. assumes no liability for any unauthorized use of these drawings, specifications, and documents.

# PLAT OF BEDFORD PLACE

## 10.219 ACRE

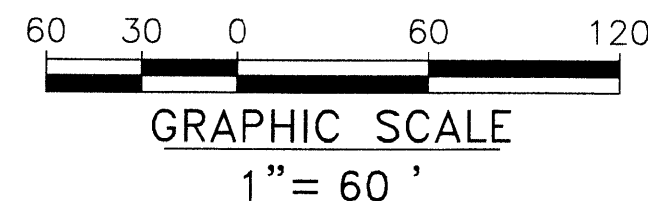
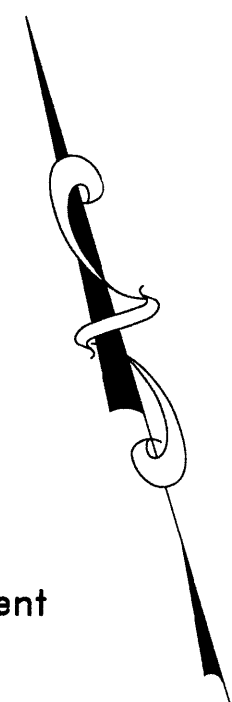
10-08-71-27-002 E

SHEET 3 OF 3

**Plat BK 20 Pg 67**

### LEGEND

- - Iron Pin (found)
- - Iron Pin (set)
- ▲ - R.R. Spike (set)
- ▲ - R.R. Spike (found)
- - Axle (found)
- Sanitary Sewer Easement
- Water Line Easement
- Drainage/ Utility Easement
- Building Setback



### ACREAGE

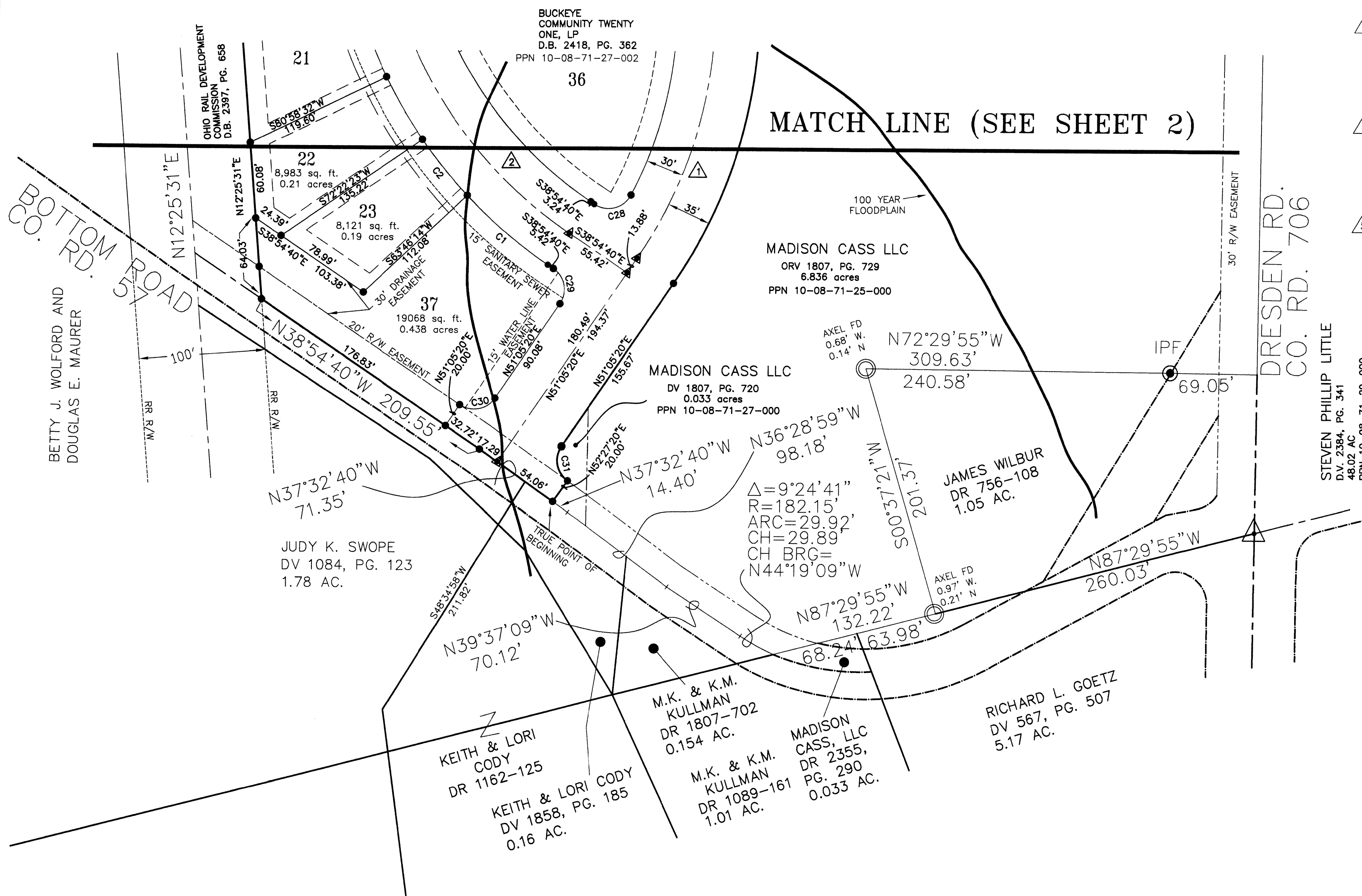
RIGHT OF WAY = 3.151 AC.  
LOTS = 7.068 AC.

### BUILDING SETBACKS

FRONT YARD SETBACK = 20'  
SIDE YARD SETBACK = 5.0'

### ☉ CURVE DATA

- |   |   |
|---|---|
| 1. $\Delta = 38^{\circ}39'49''$<br>R = 350.00<br>T = 122.79<br>L = 236.18<br>CH = 231.73<br>CH.BRG. = N31°45'26"E | 2. $\Delta = 51^{\circ}20'11''$<br>R = 350.00<br>T = 168.20<br>L = 313.60<br>CH = 303.21<br>CH.BRG. = S13°14'34"E |
| 3. $\Delta = 95^{\circ}04'29''$<br>R = 100.00<br>T = 109.28<br>L = 165.94<br>CH = 147.54<br>CH.BRG. = S59°57'46"W | 4. $\Delta = 16^{\circ}42'48''$<br>R = 350.00<br>T = 51.42<br>L = 102.10<br>CH = 101.73<br>CH.BRG. = S80°51'24"E  |
| 5. $\Delta = 16^{\circ}43'13''$<br>R = 350.00<br>T = 51.43<br>L = 102.14<br>CH = 101.78<br>CH.BRG. = N80°51'12"W  |   |



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