

PNT#	Bearing	Distance	Northing	Easting
9	N 72°15'21" E	235.57	570676.49	1459041.17
10	S 30°12'48" E	14.52	570748.28	1459265.54
11	S 33°24'54" E	644.61	570735.73	1459272.85
12	S 35°01'53" W	113.11	570197.68	1459627.83
13	S 45°38'45" W	338.00	570105.06	1459562.90
14	N 35°32'15" W	738.43	569868.77	1459321.22
16	N 35°47'45" E	255.00	570469.65	1458892.02
9	N 72°15'21" E	235.57	570676.49	1459041.17

Closure Error Distance > 0.0072 Error Bearing > N 47°10'48" E
 Closure Precision > 1 in 323203.3 Total Distance > 2339.24
 Area: 337112.1 Sq. Ft., 7.7390 Acres

PNT#	Bearing	Distance	Northing	Easting
9	N 56°20'17" W	274.98	570828.91	1458812.30
8	N 48°40'37" W	13.76	570837.99	1458801.97
7	N 41°19'23" E	565.42	571262.62	1459175.32
6	S 48°40'37" E	57.17	571224.87	1459218.25
5	S 50°51'11" E	289.94	571041.83	1459443.11
4	S 29°05'06" W	350.26	570735.73	1459272.85
11	N 30°12'48" W	14.52	570748.28	1459265.54
10	S 72°15'21" W	235.57	570676.49	1459041.17
9	N 72°15'21" E	235.57	570676.49	1459041.17

Closure Error Distance > 0.0041 Error Bearing > S 16°46'13" W
 Closure Precision > 1 in 435688.6 Total Distance > 1801.63
 Area: 202906.9 Sq. Ft., 4.6581 Acres

PNT#	Bearing	Distance	Northing	Easting
22	S 89°41'15" W	347.59	569618.24	1459082.68
21	S 89°28'15" W	130.76	569616.35	1458735.09
20	S 54°45'15" W	94.86	569615.14	1458604.34
19	S 71°41'25" W	328.07	569560.40	1458526.87
18	N 06°28'35" E	88.42	569457.33	1458215.41
17	N 35°47'45" E	1139.76	569545.19	1458225.38
16	S 35°32'15" E	538.42	570469.65	1458892.02
15	S 45°37'45" W	175.00	570031.52	1459204.97
25	S 35°32'15" E	200.00	569909.14	1459079.88
24	S 45°37'48" W	92.35	569746.39	1459196.13
23	S 36°43'45" W	79.32	569681.82	1459130.11
22	S 89°41'15" W	347.59	569618.24	1459082.68

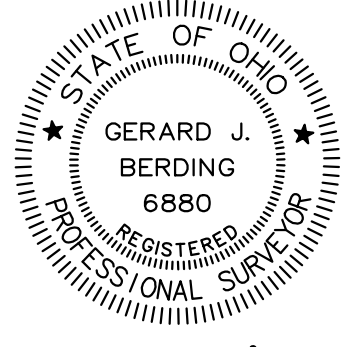
Closure Error Distance > 0.0055 Error Bearing > S 38°20'11" E
 Closure Precision > 1 in 588692.4 Total Distance > 3214.56
 Area: 465730.6 Sq. Ft., 10.6917 Acres

PNT#	Bearing	Distance	Northing	Easting
9	N 56°20'17" W	274.98	570828.91	1458812.30
8	N 48°40'37" W	13.76	570837.99	1458801.97
7	N 41°19'23" E	565.42	571262.62	1459175.32
6	S 48°40'37" E	57.17	571224.87	1459218.25
5	S 50°51'11" E	289.94	571041.83	1459443.11
4	S 29°05'06" W	350.26	570735.73	1459272.85
11	N 30°12'48" W	14.52	570748.28	1459265.54
10	S 72°15'21" W	235.57	570676.49	1459041.17
9	N 72°15'21" E	235.57	570676.49	1459041.17

Closure Error Distance > 0.0041 Error Bearing > S 16°46'13" W
 Closure Precision > 1 in 435688.6 Total Distance > 1801.63
 Area: 202906.9 Sq. Ft., 4.6581 Acres

Survey Notes:
 • All monuments, found and set are in good condition, except as noted.

Survey Notes
 Survey retracement of adjoining former railroad property by Duane & Assoc. Consultants dated 10/22/96, Warren County Tax Map Dept. Survey Volume 99, Plat No. 9. Held In Performing This Survey.



Gerard J. Berding
 Gerard J. Berding, P.S. - 6880
 berding@berdingsurveying.com
 Date: 05/29/2026

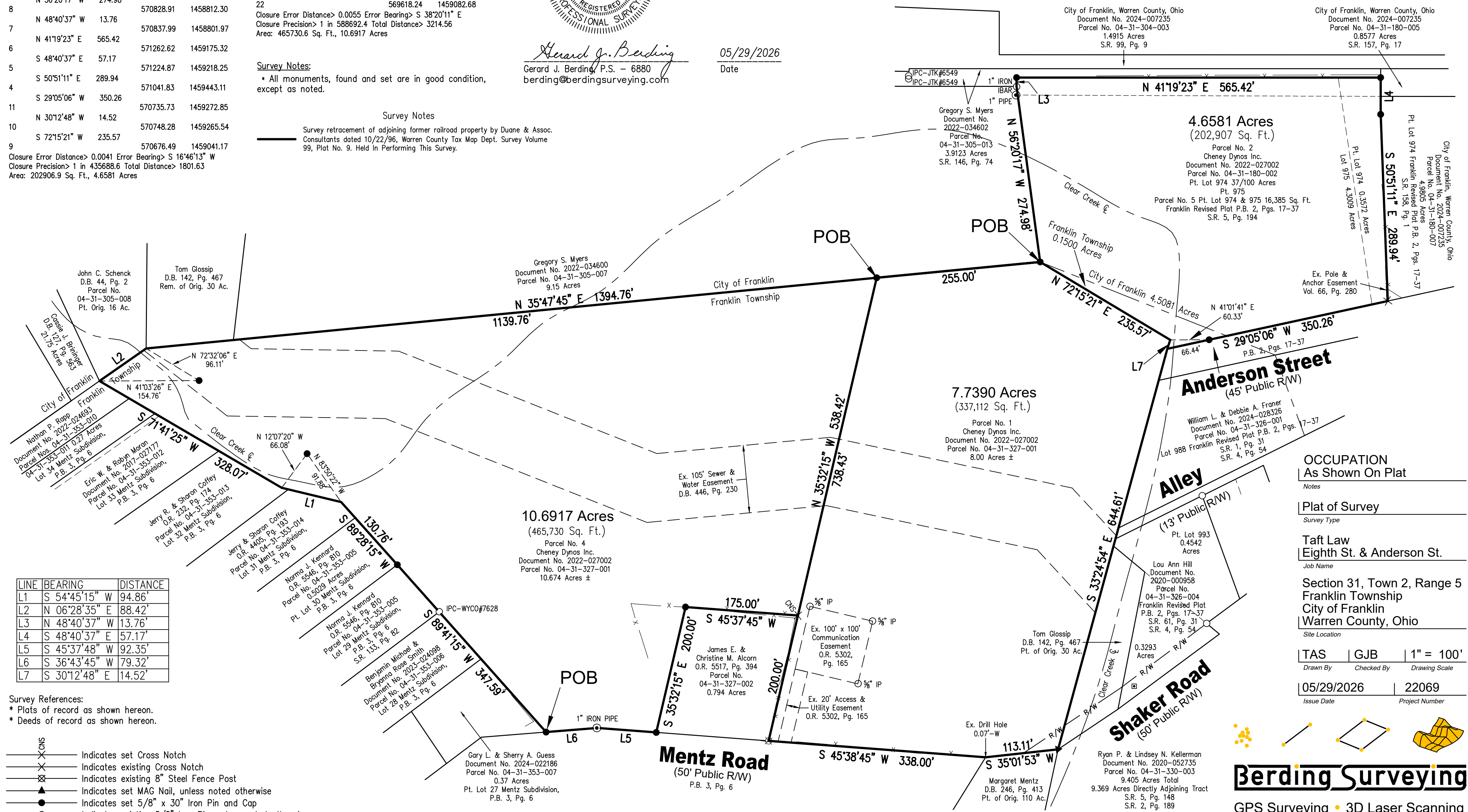
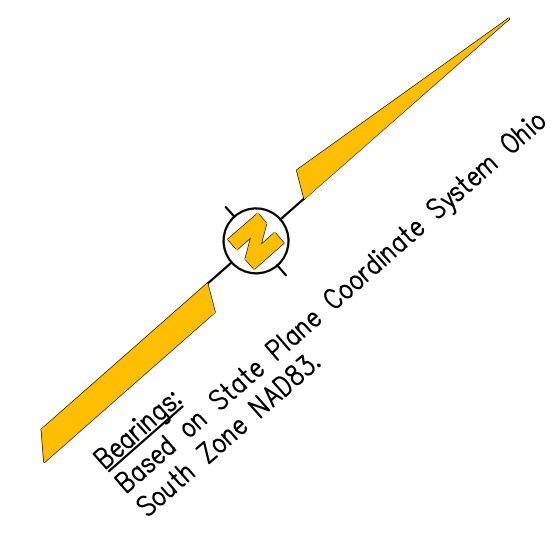
Plat of Survey

Section 31, Town 2, Range 5
 Franklin Township, City of Franklin
 Warren County, Ohio
 Cheney Dynos Inc.
 Document No. 2022-027002

VOLUME _____ PLAT No. _____
WARREN COUNTY ENGINEERS
RECORD OF LAND SURVEYS

PRELIMINARY ACCESS APPROVAL:
 ___ Granted ___ Not Applicable

Kurt E. Weber, P.E., P.S.
 Warren County Engineer



LINE	BEARING	DISTANCE
L1	S 54°45'15" W	94.86'
L2	N 06°28'35" E	88.42'
L3	N 48°40'37" W	13.76'
L4	S 48°40'37" E	57.17'
L5	S 45°37'48" W	92.35'
L6	S 36°43'45" W	79.32'
L7	S 30°12'48" E	14.52'

Survey References:
 * Plats of record as shown hereon.
 * Deeds of record as shown hereon.

- Monument Legend**
- X— Indicates set Cross Notch
 - X— Indicates existing Cross Notch
 - X— Indicates existing 8" Steel Fence Post
 - ▲ Indicates set MAG Nail, unless noted otherwise
 - Indicates set 5/8" x 30" Iron Pin and Cap
 - Indicates existing 5/8" Iron Pin, unless noted otherwise
 - ⊙ Indicates existing Iron Pipe, unless noted otherwise

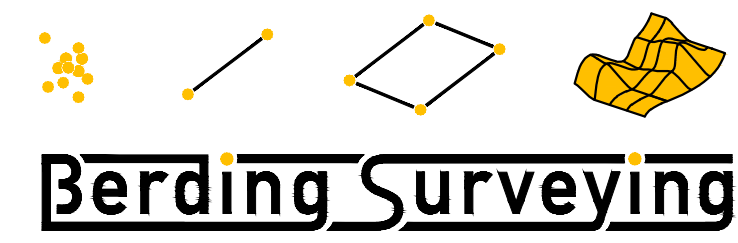


Revisions

OCCUPATION
 As Shown On Plat

Plat of Survey
 Survey Type
Taft Law
 Eighth St. & Anderson St.
 Job Name
Section 31, Town 2, Range 5
 Franklin Township
 City of Franklin
 Warren County, Ohio
 Site Location

TAS | GJB | 1" = 100'
 Drawn By | Checked By | Drawing Scale
 05/29/2026 | 22069
 Issue Date | Project Number



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