

## Brad Bodenmiller

---

**From:** Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>  
**Sent:** Monday, March 10, 2025 7:50 AM  
**To:** Brad Bodenmiller  
**Cc:** Matt Ackroyd  
**Subject:** RE: Curry Farm Phase 2 - Sheet 2  
**Attachments:** CurryFarmPh2pg1.pdf; CurryFarmPh2pg2.pdf; CurryFarmPh2pg3.pdf

Here is the Map Room Review of Curry Farm Phase 2, Pages 1-3

### Page 1

Item 1 50.67 acres should be 50.372  
Item 2 Plat Cabinet should be Plat Book

### Page 2

Item 1 A few arrows would makes C6 clearer. I had trouble getting the reserve to close until I realized Curve 6 didn't account for the entire curve. I included C1 and it was fine.  
Item 2 and 3 The bar and written scale appear they should be 1 inch = 60 feet

### Page 3

Item 1 and 2 Scale is 1 inch = 60  
Item 3 Adjoining owner is Dublin Latchkey I.N. 202403120001747 3.904 acres instead of Shepherd Land Holdings Co.

Thanks,  
Chris

---

**From:** Brad Bodenmiller <bradbodenmiller@lucplanning.com>  
**Sent:** Friday, March 7, 2025 6:06 PM  
**To:** Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>  
**Subject:** Curry Farm Phase 2 - Sheet 2

Chris,

I think you sent Sheet 1 twice. Did you have a mark-up for Sheet 2?

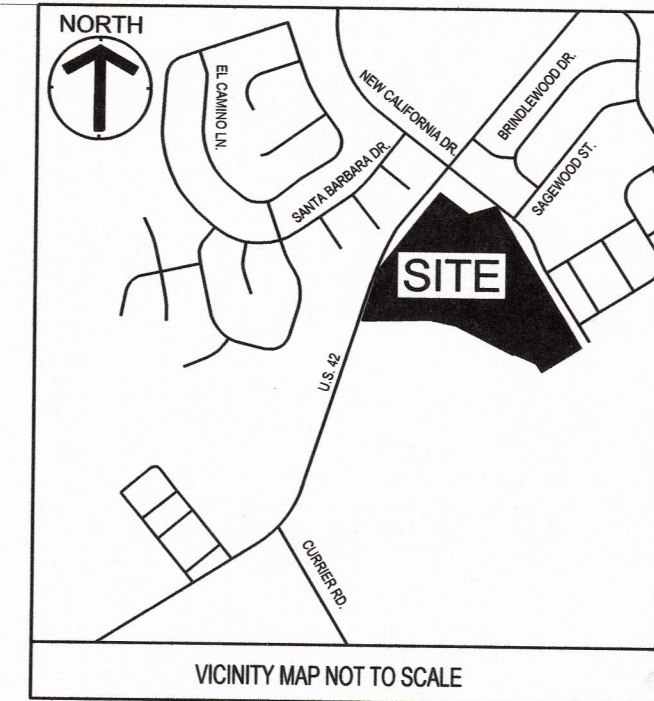
### Bradley Bodenmiller

**Director | LUC Regional Planning Commission**

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | [www.lucplanning.com](http://www.lucplanning.com)

**CURRY FARM  
PHASE 2**  
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME,  
VIRGINIA MILITARY SURVEY NO. 1440



2800 Corporate Exchange Dr., Suite 400  
Columbus, OH 43231  
Phone: 614.734.7000 Fax: 608.208.4828

SITUATED IN THE STATE OF OHIO, COUNTY OF JEROME, VIRGINIA MILITARY SURVEY NUMBER 1440, CONTAINING 24.671 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT .50-67 ACRE TRACT OF LAND CONVEYED TO AMH DEVELOPMENT, LLC, OF RECORD IN INSTRUMENT NUMBER 202502040000896. **30-37**

THE UNDERSIGNED, AMH DEVELOPMENT, LLC, BY JAMES MARTIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "CURRY FARM PHASE 2", A SUBDIVISION CONTAINING LOTS NUMBERED 22-63 INCLUSIVE, RESERVES "E" AND "F" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF CROP ROW COURT, SAGEWOOD STREET, AND U.S. 42.

**UTILITY EASEMENTS:** WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF MARYSVILLE, FRONTIER, WIDE OPEN WEST, CHARTER SPECTRUM, AES, FIBER ARMS, ZAYO FIBER SOLUTIONS, ODOT DISTRICT 6, COLUMBIA GAS OF OHIO AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR AS DEPICTED HEREON (UTIL. ESMT.) TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH WATERLINES, SEWER LINES, UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLE, DUCTS, CONDUITS, PIPES, GAS PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENT PREMISES. NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE, RIGHT TO INSTALL, REPAIR, AUGMENT, AND MAINTAIN SERVICE CABLES, AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

**DRAINAGE EASEMENTS** ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRN. ESMT.). WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" (DRN. ESMT.) ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE, WITHOUT LIABILITY, TREES AND LANDSCAPING, INCLUDING LAWNS OR ANY OTHER STRUCTURE WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OR FACILITIES.

**UNION RURAL ELECTRIC EASEMENTS (URE):** WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO UNION RURAL ELECTRIC, FIBER ARMS AND SPECTRUM AND ZAYO FIBER SOLUTIONS AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR AS SHOWN HEREON (URE ESMT.) TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND AND OVERHEAD ELECTRIC AND COMMUNICATION CABLE, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENT PREMISES. NO PERMANENT STRUCTURES, FENCING, PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF FACILITIES.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT JAMES MARTIN, VICE PRESIDENT, LAND DEVELOPMENT OF AMH DEVELOPMENT, LLC, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE STREETS, ROADS, PARKS, EASEMENTS, ETC. AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF: AMH DEVELOPMENT, LLC

BY: JAMES MARTIN  
WITNESS: JAMES MARTIN  
VICE PRESIDENT, LAND DEVELOPMENT

STATE OF OHIO  
COUNTY OF: \_\_\_\_\_

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES MARTIN, VICE PRESIDENT, LAND DEVELOPMENT OF SAID AMH DEVELOPMENT, LLC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CURRY FARM PHASE 2, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

MY COMMISSION EXPIRES \_\_\_\_\_

**ACREAGE BREAKDOWN**  
PARCEL NUMBERS: MAP NUMBERS: ACREAGE:  
15-0007054.0000 135-00-00-035.000 24.671 ACRES

**DEVELOPER:**  
AMH DEVELOPMENT, LLC  
781 BROOKSEDGE PLAZA DRIVE  
WESTERVILLE, OH 43081  
EMAIL: JMARTIN@AMH.COM  
CONTACT: JAMES MARTIN

**SURVEYOR:**  
CESO, INC.  
2800 CORPORATE  
EXCHANGE DRIVE  
SUITE 400  
COLUMBUS, OH 43231  
PHONE: (614) 619-0515  
CONTACT: MATT ACKROYD

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
UNION COUNTY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
LUC REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
UNION COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ M.

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 IN PLAT CABINET \_\_\_\_\_ PAGES \_\_\_\_\_ SLIDE \_\_\_\_\_

COUNTY RECORDER

**ZONING**

"CURRY FARM PHASE 2" IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) AND SHOULD BE DEVELOPED IN ACCORDANCE WITH THE APPLICABLE REGULATION TEXT, AND WITH THE GENERAL PROVISIONS OF THE JEROME TOWNSHIP ZONING RESOLUTION.

**BASIS OF BEARING**

THE BEARINGS ARE BASED ON THE BEARING OF N 17°25'44" E FOR A PORTION OF THE CENTERLINE OF U.S. 42, OHIO STATE PLANE NORTH ZONE AS DETERMINED USING AN OPUS SOLUTION.

**SOURCE OF DATA**

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

**IRON PINS**

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

**PERMANENT MARKERS**

ALL IRON PINS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

**CERTIFICATION**

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 1440, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 3.145 ACRES IN RIGHT-OF-WAY, 7.884 ACRES IN LOTS AND 13.642 ACRES IN RESERVES MAKING A TOTAL OF 24.671 ACRES. ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE CHORD AND ARC DISTANCES. I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF CURRY FARM PHASE 2, AS SURVEYED ON MAY 4, 2023.

MATTHEW J. ACKROYD, P.S. DATE: \_\_\_\_\_  
OHIO P.S. NO. 8897  
2800 CORPORATE EXCHANGE DRIVE, SUITE 400  
COLUMBUS, OHIO 43231

**CESO IRON PIN LEGEND**

- ⊙ IRON PIN FOUND AS DESCRIBED
- CONCRETE POST FOUND AS DESCRIBED
- IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
- △ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

**Revisions / Submissions**

ID	Description	Date

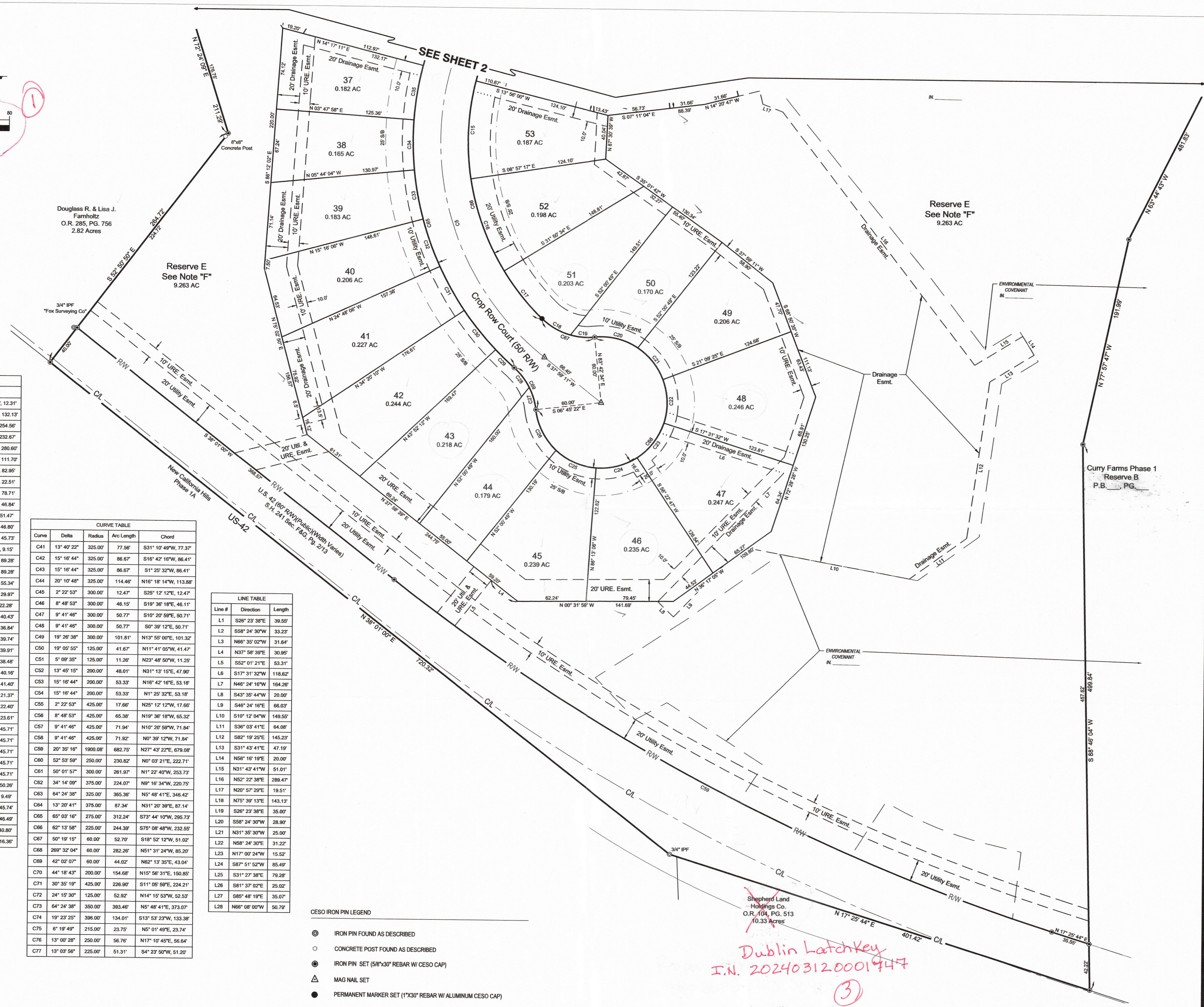
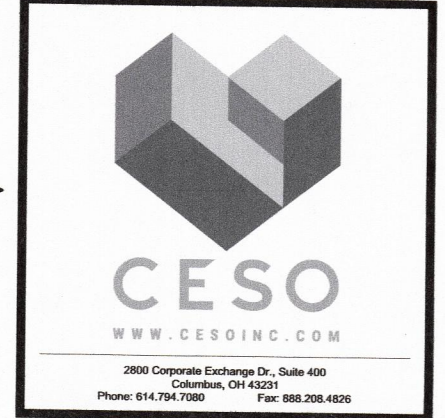
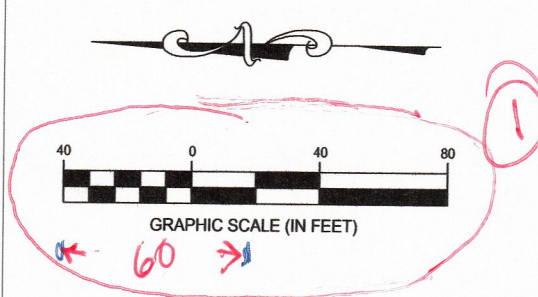
© 2025 CESO, INC.

Project Number: 759171  
Scale: N/A  
Drawn By: APC  
Checked By: JKH/JLB  
Date: 2/18/2025  
Issue: N/A

Drawing Title:  
**PLAT**

**CURRY FARM  
PHASE 2**  
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME  
V.M.S. 1440





Curve	Delta	Radius	Arc Length	Chord
C1	2° 49' 21"	250.00	12.32	S26° 05' 40"W, 12.31'
C2	21° 45' 39"	350.00	132.89	S27° 06' 11"W, 132.13'
C3	42° 38' 00"	350.00	260.53	S5° 04' 08"E, 254.55'
C4	50° 03' 10"	275.00	240.24	S1° 22' 03"E, 232.67'
C5	68° 16' 37"	250.00	287.91	S72° 07' 29"W, 280.60'
C6	25° 48' 07"	250.00	112.66	S10° 46' 26"W, 111.70'
C7	19° 05' 55"	250.00	83.33	S11° 41' 05"E, 82.96'
C8	5° 09' 35"	250.00	22.51	S23° 48' 50"E, 22.51'
C9	12° 02' 51"	375.00	78.85	S20° 22' 13"E, 78.71'
C10	7° 08' 43"	375.00	46.88	S10° 45' 56"E, 46.84'
C11	7° 52' 15"	375.00	51.51	S3° 14' 57"E, 51.47'
C12	7° 09' 20"	375.00	46.83	S4° 15' 51"W, 46.80'
C13	81° 34' 44"	35.00	49.83	S32° 56' 51"E, 45.73'
C14	2° 19' 48"	225.00	9.15	S74° 54' 07"E, 9.15'
C15	22° 53' 17"	225.00	89.88	S87° 30' 30"E, 89.28'
C16	22° 53' 17"	225.00	89.88	N69° 36' 04"E, 89.28'
C17	14° 07' 37"	225.00	55.48	N51° 05' 37"E, 55.34'
C18	28° 55' 27"	60.00	30.29	N29° 34' 06"E, 29.97'
C19	21° 23' 48"	60.00	22.41	N4° 24' 28"E, 22.28'
C20	39° 22' 41"	60.00	41.24	N13° 23' 55"E, 40.43'
C21	35° 45' 20"	60.00	37.44	N50° 57' 55"E, 36.84'
C22	38° 40' 57"	60.00	40.51	N88° 11' 04"E, 39.74'
C23	38° 51' 15"	60.00	40.69	S53° 02' 51"E, 39.91'
C24	37° 24' 07"	60.00	39.17	S14° 55' 10"E, 38.48'
C25	39° 06' 11"	60.00	40.95	S23° 20' 00"W, 40.16'
C26	40° 21' 33"	60.00	42.26	S83° 03' 52"W, 41.40'
C27	20° 31' 04"	60.00	21.49	S72° 59' 07"W, 21.37'
C28	21° 31' 03"	60.00	22.53	S51° 58' 03"W, 22.40'
C29	4° 55' 16"	275.00	23.62	S43° 40' 10"W, 23.61'
C30	9° 32' 02"	275.00	45.76	S50° 53' 49"W, 45.71'
C31	9° 32' 02"	275.00	45.76	S60° 25' 51"W, 45.71'
C32	9° 32' 02"	275.00	45.76	S69° 57' 53"W, 45.71'
C33	9° 32' 02"	275.00	45.76	S79° 28' 55"W, 45.71'
C34	9° 32' 02"	275.00	45.76	S89° 01' 57"W, 45.71'
C35	10° 29' 13"	275.00	50.33	N80° 57' 26"W, 50.26'
C36	1° 58' 36"	275.00	9.49	N74° 43' 31"W, 9.49'
C37	81° 35' 29"	35.00	49.84	S65° 28' 03"W, 45.74'
C38	7° 06' 29"	375.00	46.52	S28° 13' 34"W, 46.49'
C39	8° 14' 12"	375.00	40.82	N34° 53' 54"E, 40.80'
C40	27° 01' 55"	35.00	16.51	S24° 30' 02"W, 16.36'

Curve	Delta	Radius	Arc Length	Chord
C41	13° 40' 22"	325.00	77.56	S31° 10' 49"W, 77.37'
C42	15° 16' 44"	325.00	86.67	S16° 42' 16"W, 86.41'
C43	15° 16' 44"	325.00	86.67	S1° 25' 32"W, 86.41'
C44	20° 10' 48"	325.00	114.46	N16° 18' 14"W, 113.88'
C45	2° 22' 53"	300.00	12.47	S25° 12' 12"E, 12.47'
C46	8° 48' 53"	300.00	46.15	S19° 36' 18"E, 46.11'
C47	9° 41' 46"	300.00	50.77	S10° 20' 59"E, 50.71'
C48	9° 41' 46"	300.00	50.77	S0° 39' 12"E, 50.71'
C49	19° 26' 38"	300.00	101.81	N13° 55' 00"E, 101.32'
C50	19° 05' 55"	125.00	41.67	N11° 41' 05"W, 41.47'
C51	5° 09' 35"	125.00	11.26	N23° 48' 50"W, 11.25'
C52	13° 45' 15"	200.00	48.01	N31° 13' 15"E, 47.90'
C53	15° 16' 44"	200.00	53.33	N16° 42' 16"E, 53.18'
C54	15° 16' 44"	200.00	53.33	N1° 25' 32"E, 53.18'
C55	2° 22' 53"	425.00	17.66	N25° 12' 12"W, 17.66'
C56	8° 48' 53"	425.00	65.38	N19° 36' 18"W, 65.32'
C57	9° 41' 46"	425.00	71.94	N10° 20' 59"W, 71.84'
C58	9° 41' 46"	425.00	71.92	N0° 39' 12"W, 71.84'
C59	20° 35' 16"	1900.08	682.75	N27° 43' 22"E, 679.08'
C60	52° 53' 59"	250.00	230.82	N0° 03' 21"E, 222.71'
C61	50° 01' 57"	300.00	261.97	N1° 22' 40"W, 253.73'
C62	34° 14' 09"	375.00	224.07	N9° 16' 34"W, 220.75'
C63	64° 24' 38"	325.00	365.36	N5° 48' 41"E, 346.42'
C64	13° 20' 41"	375.00	87.34	N31° 20' 39"E, 87.14'
C65	65° 03' 16"	275.00	312.24	S73° 44' 10"W, 295.73'
C66	62° 13' 58"	225.00	244.39	S75° 08' 48"W, 232.55'
C67	50° 19' 15"	60.00	52.70	S18° 52' 12"W, 51.02'
C68	269° 32' 04"	60.00	262.26	N51° 31' 24"W, 85.20'
C69	42° 02' 07"	60.00	44.02	N62° 13' 35"E, 43.04'
C70	44° 16' 43"	200.00	154.68	N15° 56' 31"E, 150.85'
C71	30° 35' 19"	425.00	226.90	S11° 05' 59"E, 224.21'
C72	24° 15' 30"	125.00	52.92	N14° 15' 53"W, 52.53'
C73	64° 24' 38"	350.00	393.46	N5° 48' 41"E, 373.07'
C74	19° 23' 25"	396.00	134.01	S13° 53' 23"W, 133.38'
C75	6° 19' 48"	215.00	23.75	N5° 01' 49"E, 23.74'
C76	13° 00' 28"	250.00	56.76	N17° 10' 45"E, 56.64'
C77	13° 03' 56"	225.00	51.31	S4° 23' 50"W, 51.20'

Line #	Direction	Length
L1	S26° 23' 38"E	39.55'
L2	S55° 24' 30"W	33.23'
L3	N66° 35' 02"W	31.64'
L4	N37° 58' 30"E	30.95'
L5	S52° 01' 21"E	53.31'
L6	S17° 31' 32"W	118.62'
L7	N46° 24' 16"W	164.26'
L8	S43° 35' 44"W	20.00'
L9	S46° 24' 16"E	66.03'
L10	S10° 12' 04"W	149.55'
L11	S36° 03' 41"E	64.08'
L12	S82° 19' 29"E	145.23'
L13	S31° 43' 41"E	47.19'
L14	N56° 16' 19"E	20.00'
L15	N31° 43' 41"W	51.01'
L16	N52° 22' 38"E	289.47'
L17	N20° 57' 29"E	19.51'
L18	N75° 39' 13"E	143.13'
L19	S26° 23' 38"E	35.00'
L20	S58° 24' 30"W	28.90'
L21	N31° 35' 30"W	25.00'
L22	N58° 24' 30"E	31.22'
L23	N17° 00' 24"W	15.52'
L24	S67° 51' 52"W	85.49'
L25	S31° 27' 38"E	79.28'
L26	S81° 37' 02"E	25.02'
L27	S85° 48' 19"E	35.07'
L28	N66° 08' 00"W	50.79'

- CESO IRON PIN LEGEND**
- ⊙ IRON PIN FOUND AS DESCRIBED
  - CONCRETE POST FOUND AS DESCRIBED
  - IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
  - ▲ MAG NAIL SET
  - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

Revisions / Submissions		
ID	Description	Date

Project Number: 759171  
 Scale: 1"=40'  
 Drawn By: APC  
 Checked By: JKH/ALB  
 Date: 2/18/2025  
 Issue: N/A

Drawing Title:  
**PLAT**

**3 of 3**

Shepherd Land Holdings Co.  
 O.R. 104, PG. 513  
 10.33 Acres

Dublin LatchKey  
 I.N. 20240312.0001747  
 (3)

C:\Users\alex.benson\Documents\CESODOCSURVEY\2025\171\AH-Curry Farms-Plat-Spec 2.dwg - 2/18/2025 - Alex Benson