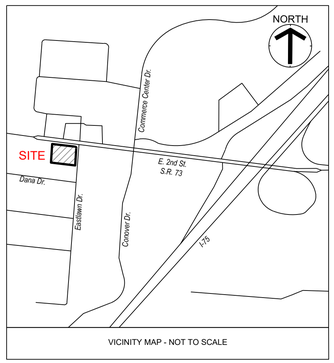


VICINITY MAP - NOT TO SCALE

OWNER'S STATEMENT

We, the undersigned, do hereby dedicate East Second Street (State Route 73) and East Lawn Street, as shown hereon, to public use for street purposes forever. We also guarantee the payment of all taxes and assessments that are a lien on said property on the date of acceptance.

Owner: Casey's General Stores

Signed: _____

Printed Name: _____

Title: Authorized Signatory

NOTARY STATEMENT

State of Ohio, S.S.
County of _____
This certificate relates to an acknowledgement in which no oath of affirmation was required to be administered to the signer(s) under O.R.C. 147.542 (D)(1). The foregoing instrument was acknowledged before me, a Notary Public in the County and State written above, this _____ day of_____, 2_____. In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

_____
Notary Public

_____
Commission Expires:

DEED REFERENCE

Situated in Section 26, Town 2, Range 5, M.Rs., City of Franklin, Warren County, Ohio, being all of Lots 8, 9 and 10 of Franklin Heights Subdivision recorded in Plat Book 3, Page 165, conveyed to Casey's General Stores by deed recorded in Deed Number_____. Containing 1.580 acres total.

SURVEYOR'S NOTES:

1. All data dources, documents and records shown hereon re on file in the Warren County Recorders Office located in Lebanon, Ohio
2. All monumentation shown hereon is in good condition unless otherwise noted.
3. Surveyed prepared from fieldwork completed in March, 2025.
4. Occupation in general matched the survey.
5. Bearings based on U.S. State Plane Coordinate System, NAD83 (2011), GEOID 18(CONUS), Ohio South (3402), established from using the Ohio Real Time Network (RTN) provided by the Ohio Department of Transportation. Coordinates taken to ground at latitude N39°33'46.16916", longitude W84°16'39.26849", project height 694.920', ground scale factor 1.000092492591 2.

SURVEYOR'S CERTIFICATION:

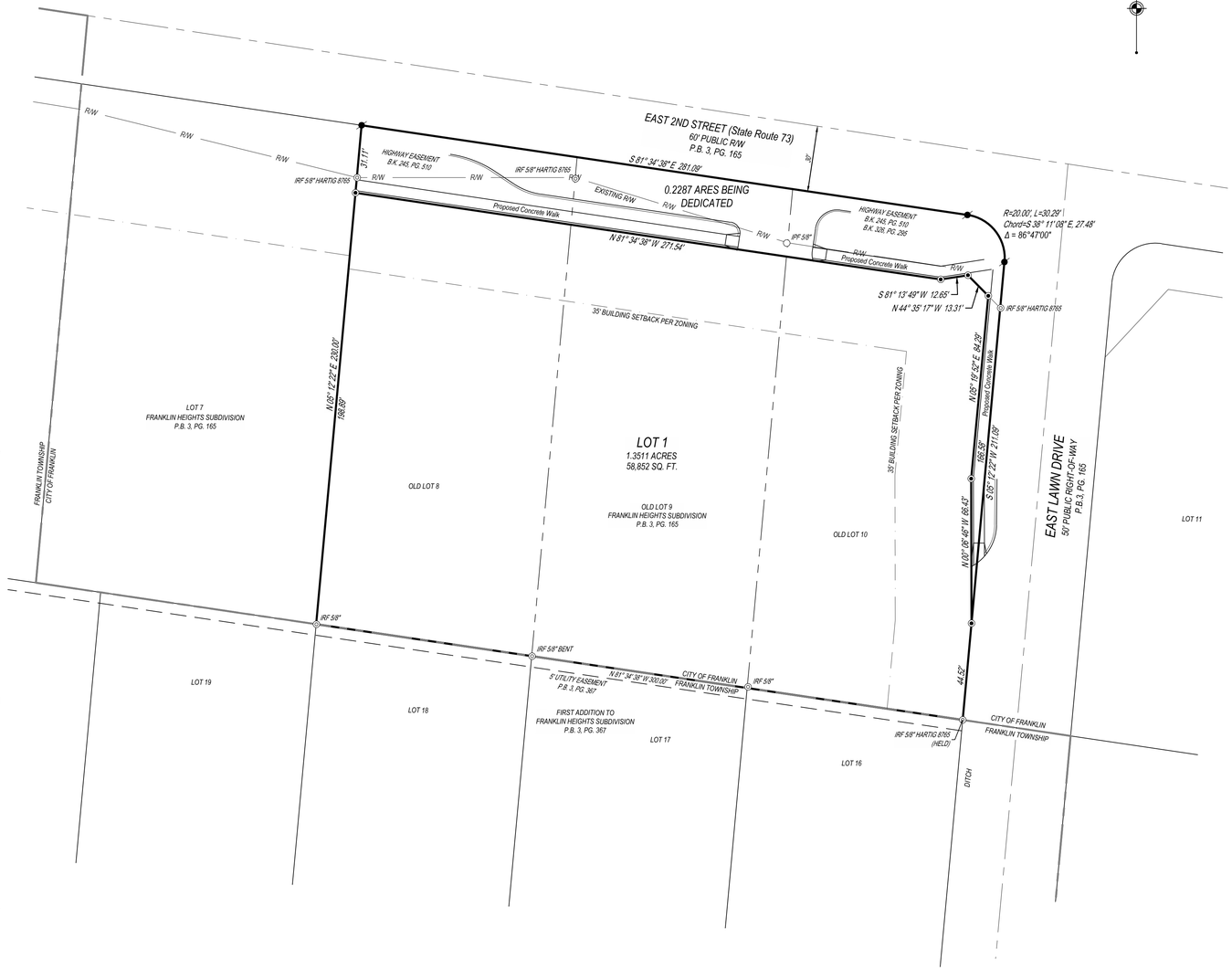
I hereby certify that this plat of survey was prepared under my direct supervision, and based on an actual field survey, completed in March of 2025, and was made in accordance with the state of Ohio minimum standards for boundary surveys, OAC 4733-37

_____ Date
Sean T. Brooks, Ohio PS No. 8828
brooks@cesoinc.com
3601 Rigby Road Suite 300
Miamisburg, Ohio 45342
(937) 435-8584

SURVEY MONUMENT LEGEND
- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Iron Pin Found as Described
- ⌭ - PK Nail/Mag Nail Found
- ◉ - Mag Nail Set

30 0 30
GRAPHIC SCALE (IN FEET)

N



APPROVALS:

WARREN COUNTY COMMISSIONERS:

Transferred on this ____ day of _____, _____.

Comissioners:

_____

_____

_____

CITY OF FRANKLIN PLANNING COMMISSION:

I hereby approve and accept this plat on this ____ day of _____, _____.

_____
Executive Director

WARREN COUNTY ENGINEER:

I hereby approve and accept this plat on this ____ day of _____, _____.

_____
Warren County Engineer

WARREN COUNTY HEALTH DISTRICT:

I hereby approve and accept this plat on this ____ day of _____, _____.

_____
Warren County Health Commissioner

WARREN COUNTY AUDITOR:

TRANSFERRED ON THIS ____ DAY OF _____, _____.

_____
DEPUTY WARREN COUNTY AUDITOR

WARREN COUNTY RECORDER:

FILE NO. _____

RECEIVED ON THIS ____ DAY OF _____, _____ AT _____.M.

RECORDED ON THIS ____ DAY OF _____, _____ AT _____.M.

RECORDED IN PLAT BOOK NO. ____, PAGE ____.

FEE _____

_____
DEPUTY WARREN COUNTY RECORDER

CITY OF FRANKLIN ZONING INSPECTOR

I hereby approve and accept this plat on this ____ day of _____, _____.

_____
Franklin City Zoning Inspector

DEVELOPER:
Casey's General Store

SURVEYOR:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OHIO 45342
(937) 435-8584

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

Casey's Franklin Ohio Subdivision

Casey's

Section 26, Town 2, Range 5, M.Rs.
City of Franklin, Warren County, Ohio

Revisions / Submissions

ID	Description	Date

© 2023 CESO, INC.

Project Number:	766139
Scale:	1" = 30'
Drawn By:	WSZ
Checked By:	RLC
Date:	08/21/2025
Issue:	

Drawing Title:
Record Plat

C:\DC\ACCDocs\CESO\Caseys Franklin OH\Project Files_CESO\05-SURVEY\Dwg\766139-01_Caseys_Franklin OH_Record Plat.dwg - 8/21/2025 - Rick Cross