

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: _____
 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 _____, 2026. 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 Realty Link by deed recorded in Deed Number _____, Containing 1.5798 acres total.

SURVEYOR'S NOTES:

- All data sources, documents and records shown hereon re on file in the Warren County Recorders Office located in Lebanon, Ohio
- All monumentation shown hereon is in good condition unless otherwise noted.
- Surveyed prepared from fieldwork completed in January, 2026.
- Occupation in general matched the survey.
- Bearings based on U.S. State Plane Coordinate System, NAD83 (2011), GEOID 181(CONUS), Ohio South (3402), established from using the Ohio Real Time Network (RTN) provided by the Ohio Department of Transportation.

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 January of 2026, and was made in accordance with the state of Ohio minimum standards for boundary surveys, OAC 4733-37

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

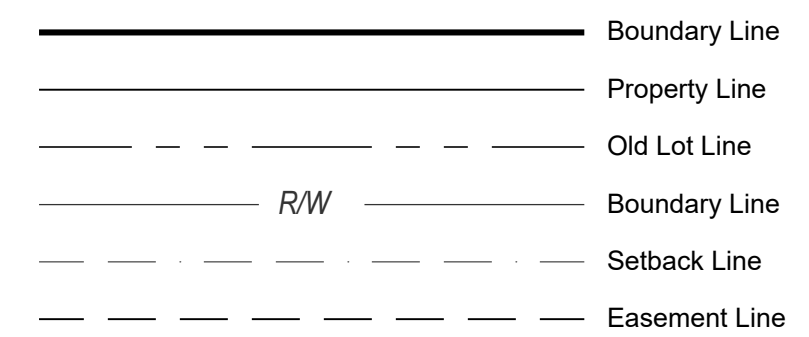
Record Plan Realty Link

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



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



APPROVALS:

CITY COUNCIL:

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FRANKLIN, OHIO.

CLERK _____ ORDINANCE NO. _____

PLANNING COMMISSION:

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FRANKLIN, OHIO.

CHAIRPERSON _____

CITY MANAGER:

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____.

CITY MANAGER _____

CITY ENGINEER:

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS _____ DAY OF _____.

CITY ENGINEER _____

COUNTY AUDITOR:

RECEIVED AND TRANSFERRED ON THIS _____ DAY OF _____, AT _____ M

CITY ENGINEER _____ COUNTY AUDITOR _____

NAME _____

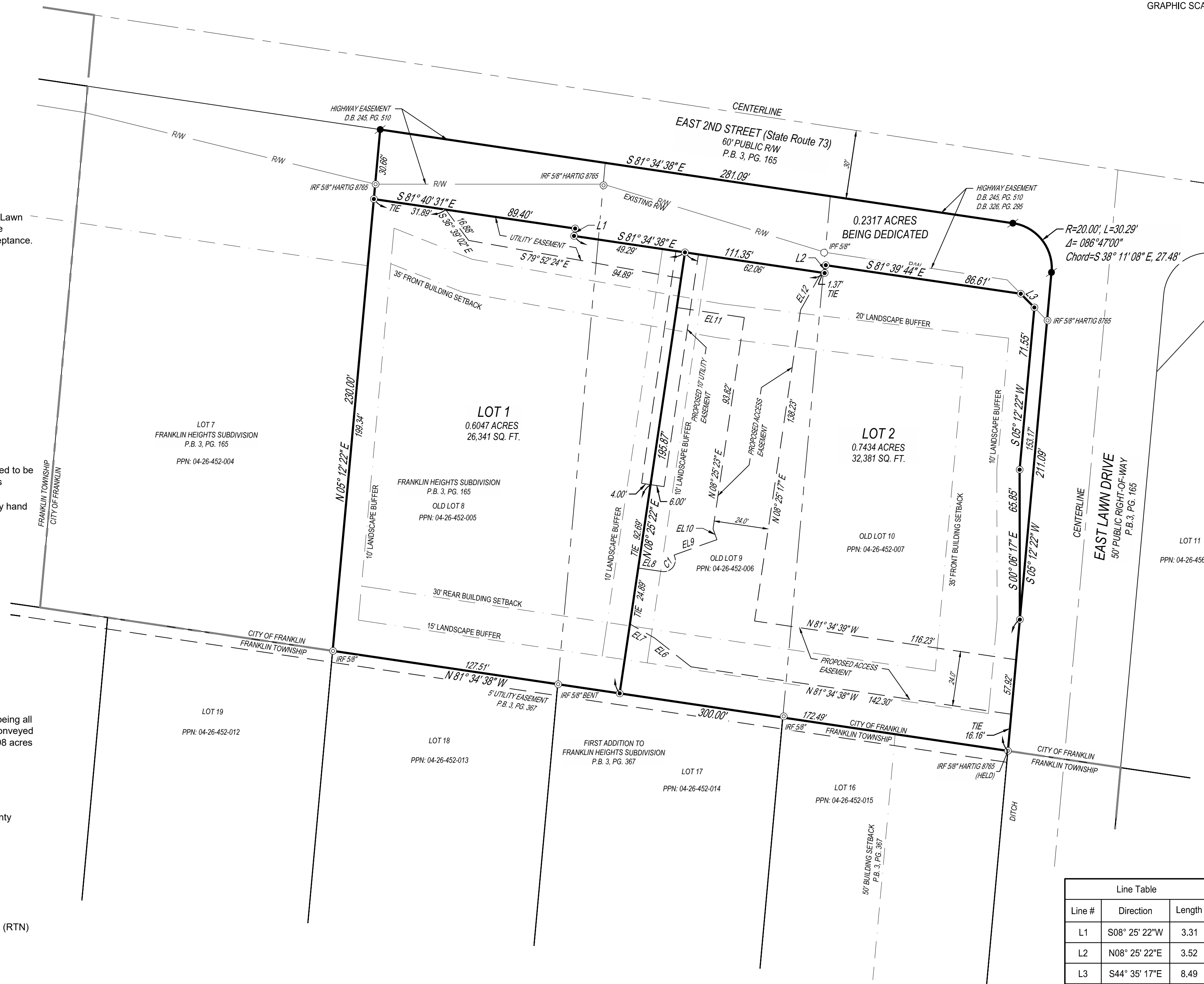
COUNTY RECORDER:

RECEIVED ON THIS _____ DAY OF _____, AT _____ M

RECORDED ON THIS _____ DAY OF _____, AT _____ M

RECORDED IN BOOK NUMBER _____ ON PAGE _____

DEPUTY _____ COUNTY RECORDER _____



AREA CALCULATIONS:

LOT 1 =	0.6047 ACRES
LOT 2 =	0.7434 ACRES
RW DEDICATION =	0.2317 ACRES
TOTAL AREA =	1.5798 ACRES

Line Table		
Line #	Direction	Length
L1	S08° 25' 22"W	3.31
L2	N08° 25' 22"E	3.52
L3	S44° 35' 17"E	8.49

EASEMENT TABLE

Line Table		
Line #	Direction	Length
EL6	N51° 34' 46"W	20.41
EL7	N60° 31' 26"W	12.44
EL8	S81° 34' 38"E	10.66
EL9	N70° 15' 38"E	20.00
EL10	N19° 44' 21"W	5.05
EL11	N81° 34' 38"W	30.00
EL12	N29° 21' 00"E	18.74

EASEMENT TABLE

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
EC1	5.04'	11.00'	N35° 39' 21"E, 8.94'	125° 01' 13"	9.69'

SIDWELL TABLE

OLD	LOT 8	04-26-452-005
NEW	PART OF LOT 1	
NEW	E. 2ND ST. (S.R. 73) - RW	
NO REMAINDER		

SIDWELL TABLE

OLD	LOT 9	04-26-452-006
NEW	PART OF LOT 1	
NEW	PART OF LOT 2	
NEW	E. 2ND ST. (S.R. 73) - RW	
NO REMAINDER		

SIDWELL TABLE

OLD	LOT 10	04-26-452-007
NEW	PART OF LOT 2	
NEW	E. 2ND ST. (S.R. 73) - RW	
NEW	EAST LAWN DR. - RW	
NO REMAINDER		



Realty Link

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

Revisions / Submissions		
ID	Description	Date

© 2023 CESO, INC.
 Project Number: 767517-01
 Scale: 1" = 30'
 Drawn By: CTT
 Checked By: STB
 Date: 03/20/2026
 Issue: _____

Record Plan

OWNER/DEVELOPER:
 REALTY LINK
 4209 AUTUMN LAN
 BIRMINGHAM, AL 35243
 PHONE: (205) 332-3433
 FAX: (205) 536-6221
 CONTACT: JOHN WATSON

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