

I, J. Deena Smith, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deeds Book 100, page 882). I have clearly indicated as to the source of information found in Book 100, page 882, that the ratio of precision as calculated is 1:10,000. That this plat is of a 100 acre subdivision of land within the area of a county of Franklin, Ohio, that creates a subdivision of land within the area of a county of Franklin, Ohio, that this plat was prepared in accordance with OS. 47-30 of the public laws of the United States, as amended. Witness my official signature, registration number and seal this 17th day of June, 20 25.

I, J. Dean State further certify that the control for this survey is from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey.

<i>Class of Survey:</i>	<i>Class A</i>
<i>Positional Accuracy:</i>	<i>0.10'</i>
<i>Type of GPS (or GNSS) field procedure:</i>	<i>RTK</i>
<i>Date(s) of Survey:</i>	<i>June 05, 2025</i>
<i>Datum/EPOCH:</i>	<i>NAD 83/NSRS 2011</i>
<i>Geoid Model:</i>	<i>12B</i>
<i>Combined Grid Factor:</i>	<i>0.99999241</i>
<i>Units:</i>	<i>U.S. Survey foot</i>

Horizontal positions are referenced to NAD 83/NSRS (2011).

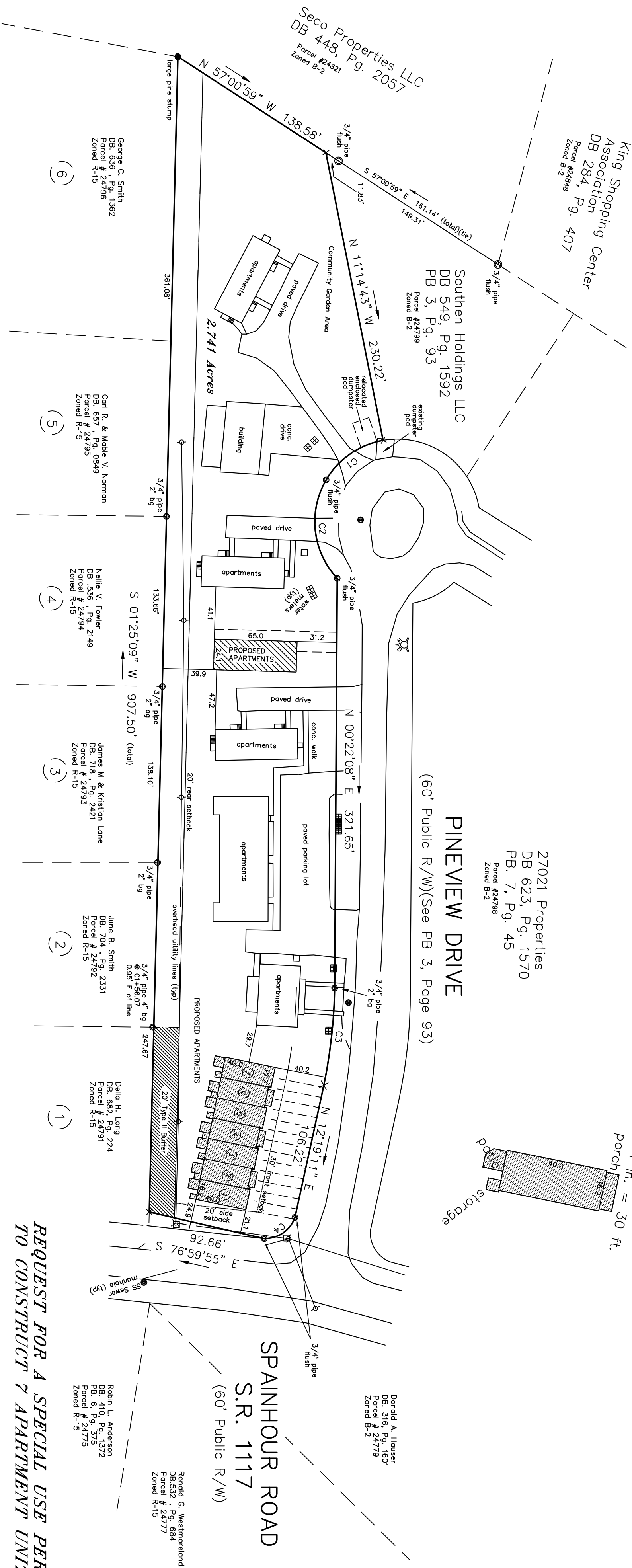
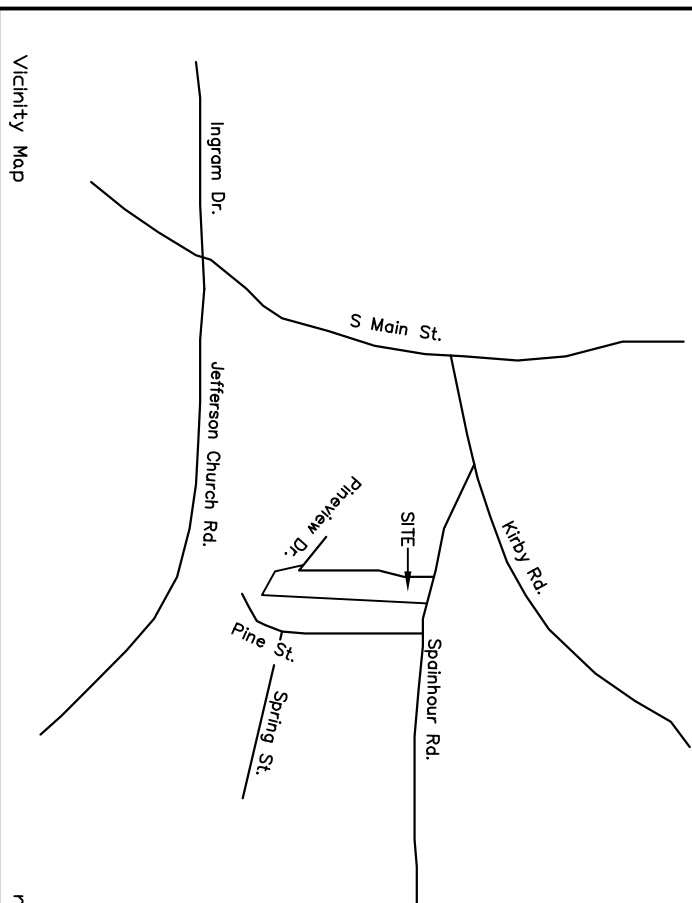
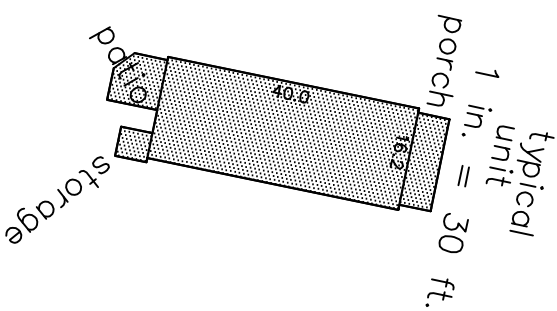
King Shopping Center
Association
DB 284, Pg. 407
Parcel #24848
Zoned B-2

Southern Holdings
DB 549, Pg. 1592
PB 3, Pg. 93

27021 Properties
DB 623, Pg. 1570
PB. 7, Pg. 45

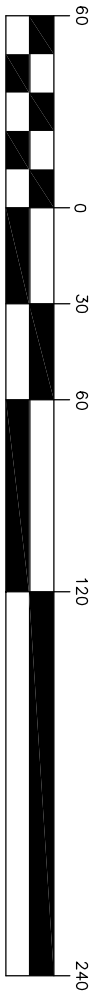
PINEVIEW DRIVE
(60' Public R/W)(See PB 3, Page 93)

Total Area: 2.741 Ac. (Coord.)
 Date(s) of Survey: June 05, 2025
 Property is Zoned R-MF
 Proposed 7 Apartment Units
 Required Parking 14 Spaces
 Parking Spaces Shown 17
 Required recreation space 9000 Sq. ft.
 Provided recreation space provided 9,000 Sq. ft.
 Community Garden
 Project IS NOT in WS-IV Watershed Area
 Dumpster to be relocated out of R/W
 and installed per Sec. 32-254



TWIN SPRINGS Section One
PB 3, Page 45

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.18'	65.00'	49.31.25"	N 55.12.10" E	54.45'
C2	83.45'	65.00'	73.33.44"	S 06.26.36" E	77.84'
C3	71.28'	400.00'	11.01.29"	N 06.21.08" E	76.85'
C4	36.97'	25.00'	71.41.20"	S 55.26.43" W	29.28'



REQUEST FOR A SPECIAL USE PERMIT
TO CONSTRUCT 7 APARTMENT UNITS

REVISIONS				
PLAT FOR				
<i>GARY BOWMAN</i>				
RECORD REFERENCES DB 624, Pg. 1014 Lots 7, 8, 9, 10, & 11 of PB 3, Pg. 93 Parcel #24797				
Owner				
Scale	Date	Township	County	State
1 in. = 80 ft.	June 17, 2025	Yodkin	Stokes	NC
Job No.				
84-25-2				
STATE SURVEYING CO., P.A. 1544 Mountain View Rd. C-1219 King, N.C. 27021 336/989-9743 Checked by J.D.S.				

SPAINHOUR ROAD
S.R. 1117
/ (60' Public R/W)