

SURVEY NOTES:

Basis of Bearings: The centerline of State Route 752 was assigned a bearing of South 87°28'55" East, as described for record in Official Record 775, Page 1149, Recorder's Office, Pickaway County, Ohio.

All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

Right of Way width of SR 752 unknown. 40' R/W shown per C & O Railway track map and Pickaway County GIS. Plans not available from Ohio Department of Transportation.

Benchmark 1: The southwest corner of a concrete catch basin located approximately 85 feet east of the northeast corner of the site. Elevation=712.73 (NAVD 88 Datum).

Benchmark 2: The north flange bolt on a fire hydrant located approximately 240 feet west of the southeast corner of the site. Elevation=715.01 (NAVD 88 Datum).

The above benchmark elevations were determined by GPS observations using the Ohio Department of Transportation CORS Network.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39129 C 0180 J (Effective Date: July 22, 2010), the property surveyed and shown hereon lies within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain).

Soil types shown are based on the United States Department of Agriculture Natural Resources Conservation Service's Web Soil Survey.

CrA Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes
 Ko Kokomo silty clay loam, 0 to 2 percent slopes
 MkB Miami-Kendallville silt loams, 2 to 6 percent slopes

There are no wetlands located on the subject 21.419 acre site per the United States Fish and Wildlife Service National Wetlands Inventory website. This statement should not be used as a substitute for an actual field wetlands delineation or Environmental Assessment Report.

The utilities and services shown on this drawing were located based upon observable field evidence and utility records supplied by the client. Underground lines were NOT physically located.

Trees, shrubs, irrigation lines, and any other landscape improvements were NOT located.

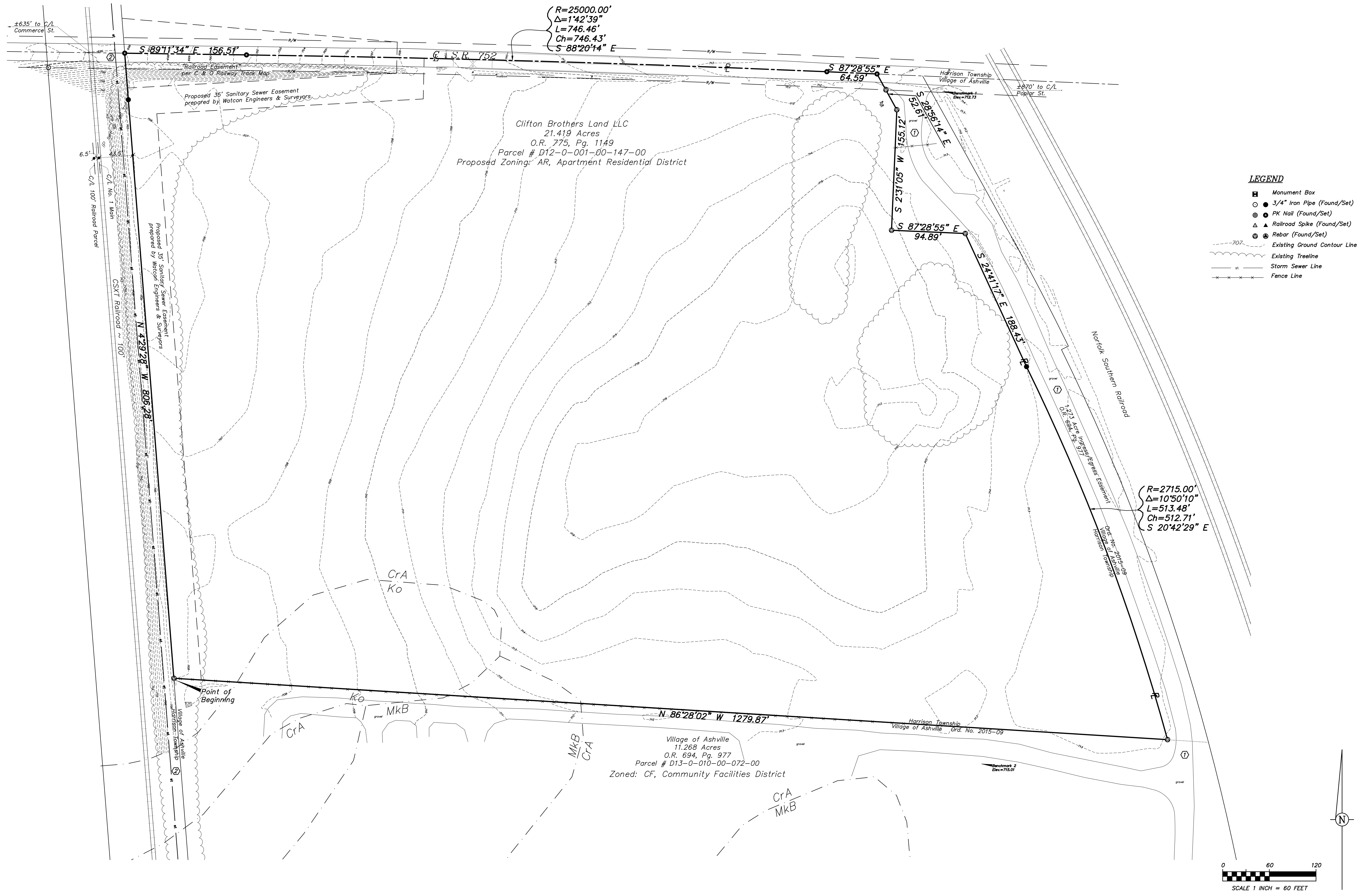
Field Location of Underground Utilities
 1-800-362-2764

OUPS Reference Number: B133501923 & B133501925.

NOTES:

- ① Existing Aggregate Drive, 20' - 22' wide.
- ② Existing 24" Storm Sewer @ 0.08%

BOUNDARY & TOPOGRAPHIC SURVEY
AB CONTRACTING, INC.
 SITUATED IN AND BEING PART OF
 SECTION 12, TOWNSHIP 2, RANGE 22
 (HARRISON TOWNSHIP/VILLAGE OF ASHVILLE), PICKAWAY COUNTY, OHIO



- LEGEND**
- Monument Box
 - 3/4" Iron Pipe (Found/Set)
 - PK Nail (Found/Set)
 - ▲ Railroad Spike (Found/Set)
 - ⊙ Rebar (Found/Set)
 - - - - - Existing Ground Contour Line
 - - - - - Existing Treenline
 - - - - - Storm Sewer Line
 - - - - - Fence Line

UTILITY SERVICES

Gas Service:
 Columbia Gas of Ohio, Inc.
 2101 West Main Street
 Springfield, Ohio 45504
 1-800-344-4077

Electric Service:
 South Central Power
 2780 Coonpath Rd. NE
 Lancaster, Ohio 43130
 1-800-282-5064

Water & Sewer Service:
 Village of Ashville
 200 Station St. E.
 Ashville, Ohio 43103
 740-983-6367

Building Regulations:
 Village of Ashville
 200 Station St. E.
 Ashville, Ohio 43103
 740-983-6367

Ohio Department of Transportation
 District 6
 400 East William St.
 Delaware, Ohio 43015
 740-833-8000

Pickaway County Engineer
 121 West Franklin St.
 Circleville, Ohio 43113
 740-474-3360

Field Location of Underground Utilities
 1-800-362-2764

Geo-Graphics, Inc.
 Land Surveying & Civil Engineering
 3331 Livingston Avenue Columbus, Ohio 43227
 Phone: 614-231-2016 Fax: 614-231-2018

DEVELOPMENT PLAN
THE DISTILLERY
 21.419 ACRES ~ STATE ROUTE 752
 VILLAGE OF ASHVILLE
 PICKAWAY COUNTY, OHIO

SCALE: 1"=60'
 DRAWN: KJ
 CHECKED: GWS
 DATE: 2-03-22
 SHEET: 02-2

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