

TOWN OF EDEN PLAT

INLOT 43 & 44

SITUATE IN THE TOWNSHIP OF BROWN, COUNTY OF DELAWARE, STATE OF OHIO,
BEING PART OF SECTION 1, TOWNSHIP 5, RANGE 18, UNITED STATES MILITARY LANDS

APPROVED THIS 27 DAY OF MARCH, 2023
[Signature]
BROWN TOWNSHIP ZONING INSPECTOR

APPROVED THIS 24 DAY OF March, 2023
[Signature]
DELAWARE PUBLIC HEALTH DISTRICT

APPROVED THIS 3rd DAY OF April, 2023
[Signature]
DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS 6th DAY OF April, 2023
[Signature]
DELAWARE COUNTY ENGINEER

APPROVED THIS 7th DAY OF APRIL, 2023
[Signature]
DELAWARE COUNTY REGIONAL PLANNING DIRECTOR

TRANSFERRED THIS 17 DAY OF April, 2023
George Kaitso TB
DELAWARE COUNTY AUDITOR

RECORDED THIS 18 DAY OF April, 2023
Melissa Jordan by HG
DELAWARE COUNTY RECORDER

Doc ID: 014775140002 Type: OFF
Kind: PLAT
Recorded: 04/18/2023 at 11:43:29 AM
Fee Amt: \$80.00 Page 1 of 2
Workflow# 0000318377-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2023-00007558

BK **2026** PG **1936-1937**
Stored in PC 6 Slide 71

THE UNDERSIGNED, GARRETT GANDEE (AUTHORIZED MEMBER OF BROWNTOWN INVESTMENT GROUP LLC), OWNERS OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS TRACT 1 & TRACT 2 (INLOTS 43 & 44 OF THE TOWN OF EDEN PLAT).

IN WITNESS WHEREOF, GARRETT GANDEE (AUTHORIZED MEMBER OF BROWNTOWN INVESTMENT GROUP, LLC), BEING THE OWNERS OF THE LAND PLATTED HEREIN, HAS SET HIS HAND THIS 17 DAY OF APRIL, 2023.
[Signature]
GARRETT GANDEE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GARRETT GANDEE (MEMBER OF BROWNTOWN INVESTMENT GROUP, LLC), WHO ACKNOWLEDGED THE SIGNING OF THE FORGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 17 DAY OF April, 2023.

MY COMMISSION EXPIRES 3/15/2028
[Signature]
NOTARY PUBLIC, STATE OF OHIO



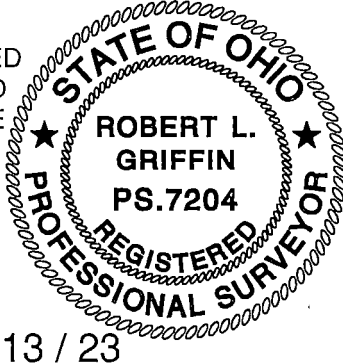
SURVEYOR'S CERTIFICATION

SURVEYED AND PLATTED BY:

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]

ROBERT L. GRIFFIN P.S.
OHIO PROFESSIONAL SURVEYOR NUMBER 7204



3 / 13 / 23

TOWN OF EDEN PLAT
INLOT 43 & 44
BROWNTOWN INVESTMENT GROUP, LLC
0.403 ORIGINAL ACREAGE
PART OF SECTION 1, TOWNSHIP 5,
RANGE 18, UNITED STATES MILITARY
LANDS, BROWN TOWNSHIP, DELAWARE
COUNTY, OHIO

PLAN PREPARED BY:
GHO
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
5676 State Route 521, Suite B, Delaware, OH 43015
P: 614.942.6042 www.ghgcivil.com

SCALE: AS NOTED
DATE: MARCH 13, 2023

SHEET 1 / 2

FOUND
1" PIPE

JOSEPH A. MAZZON, TRUSTEE OR HIS SUCCESSOR(S) AS TRUSTEES OF "THE
MAZZON PRINCIPAL PROTECTION TRUST", DATED JANUARY 22, 2016
0.33 ACRES (DEED BOOK 1410, PAGE 181) PID: 518-130-02-019-000

S. NEIL ORAHOOD, TRUSTEE OF THE S. NEIL ORAHOOD REVOCABLE LIVING TRUST DATED MARCH 14, 2014 (UNDIVIDED ONE-HALF INTEREST), AND JUDITH ANN ORAHOOD, TRUSTEE OF THE JUDITH ANN ORAHOOD REVOCABLE LIVING TRUST DATED MARCH 14, 2014 (UNDIVIDED ONE-HALF INTEREST) 0.59 ACRES (DEED BOOK 1276, PAGE 803) TRACT 6 PID: 518-130-02-026-000

SR521 (LOCUST STREET) 60' R/W

P.O.B. #2

PID: 518-130-02-020-000 (LOT 43)

TRACT 2
0.359 ACRES

ORV1605, PG 176
(0.111 ACRES, PID:5181302020)
(0.112 ACRES, PID:5181302021)
ORV1600, PG 267
(0.054 ACRES, PID:5181302022)
(0.082 ACRES, PID:5181302023)

INLOT 43
INLOT 44

BROWNTOWN INVESTMENT GROUP, LLC
0.233 ACRES
ORV 1605, PAGE 176

PID: 518-130-02-021-000 (LOT 44)

"TOWN OF EDEN" PLAT
PLAT BOOK 2, PAGE 15

FOUND
1" PIPE

(B)

BROWNTOWN INVESTMENT GROUP, LLC
0.20 ACRES
ORV 1687, PAGE 1066
INLOT 45
PID: 518-130-02-024-000

PID: 518-130-02-024-000

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD 83 (2011) ESTABLISHED BY SURVEY PERFORMED BY GANDEE HEYDINGER GROUP, LLC DURING JANUARY 2022.

2. THIS SURVEY COMPLIES WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYING THE STATE OF OHIO", AS DEFINED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

3. PERTINENT DOCUMENTS USED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- DEED OF CURRENT PARCEL
- ADJACENT DEEDS SHOWN ON PLAT

LEGEND:

- PIPE FOUND
- PIN FOUND
- 5/8 INCH DIAMETER, STEEL REBAR 30 INCHES IN LENGTH, SET WITH A ORANGE CAP INSCRIBED WITH "GHG LLC"
- MAG NAIL SET
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY LINE
- PLACE OF BEGINNING

○
●
○

—RW—
P.O.B.

TOWN OF EDEN PLAT
IN LOT 43 & 44

**BROWNTOWN INVESTMENT GROUP, LLC
0.403 ORIGINAL ACREAGE
PART OF SECTION 1, TOWNSHIP 5,
RANGE 18, UNITED STATES MILITARY
LANDS, BROWN TOWNSHIP, DELAWARE
COUNTY, OHIO**

PLAN PREPARED BY:

GANDEE HEYDINGER GROUP

5676 State Route 521, Suite B, Delaware, OH 43015
P: 614.942.6042 www.ghgcivil.com

SCALE: 1"= 30'
DATE: MARCH 13, 2023

SHEET 2 / 2