

BOUNDARY DATA								
LINE TABLE								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S 01°59'18" E	107.86'	L-7	N 31°34'31" W	5.99'	L-13	S 67°21'58" W	44.62'
L-2	S 01°10'29" E	59.83'	L-8	N 25°16'18" E	60.00'	L-14	N 67°21'58" E	147.21'
L-3	S 20°35'41" E	38.67'	L-9	N 48°33'36" W	61.86'	L-15	N 77°57'58" E	60.00'
L-4	N 54°32'03" W	40.89'	L-10	N 31°34'31" W	38.22'	L-16	S 33°50'30" E	38.74'
L-5	N 35°01'54" W	115.00'	L-11	N 31°12'31" W	17.98'	L-17	S 22°17'56" E	80.84'
L-6	N 76°13'03" W	106.30'	L-12	N 78°22'30" E	35.44'	L-18	N 44°36'56" E	52.05'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	242.30'	236.89'	S 23°01'22" E	42°04'07"
C2	420.00'	116.98'	116.60'	N 59°27'20" W	15°57'17"
C3	380.00'	59.45'	59.39'	N 26°14'01" W	8°57'50"
C4	1056.68'	272.32'	271.57'	S 35°59'57" E	14°45'58"
C5	60.00'	100.51'	89.16'	S 19°22'30" W	95°58'55"
C6	30.00'	46.03'	41.64'	N 68°40'58" W	87°54'10"
C7	380.00'	309.95'	301.43'	N 48°05'54" W	46°44'02"
C8	320.00'	255.39'	248.67'	S 48°36'05" E	45°43'40"
C9	30.00'	50.83'	44.96'	S 22°47'57" W	97°04'25"
C10	320.00'	99.05'	98.66'	S 80°12'13" W	17°44'07"
C11	380.00'	143.96'	143.10'	N 78°13'07" E	21°42'19"
C12	60.00'	98.84'	88.03'	S 65°26'37" E	94°22'51"
C13	1056.68'	167.66'	167.48'	S 13°42'28" E	09°05'28"
C14	470.00'	52.61'	52.59'	S 15°14'27" E	06°24'51"
C15	170.71'	45.68'	45.54'	S 26°06'49" E	15°19'53"
C16	32.00'	38.11'	35.90'	N 10°29'41" E	68°14'30"
C17	230.00'	20.80'	20.79'	N 21°02'07" W	05°10'54"
C18	530.00'	58.23'	58.20'	N 15°10'52" W	06°17'40"

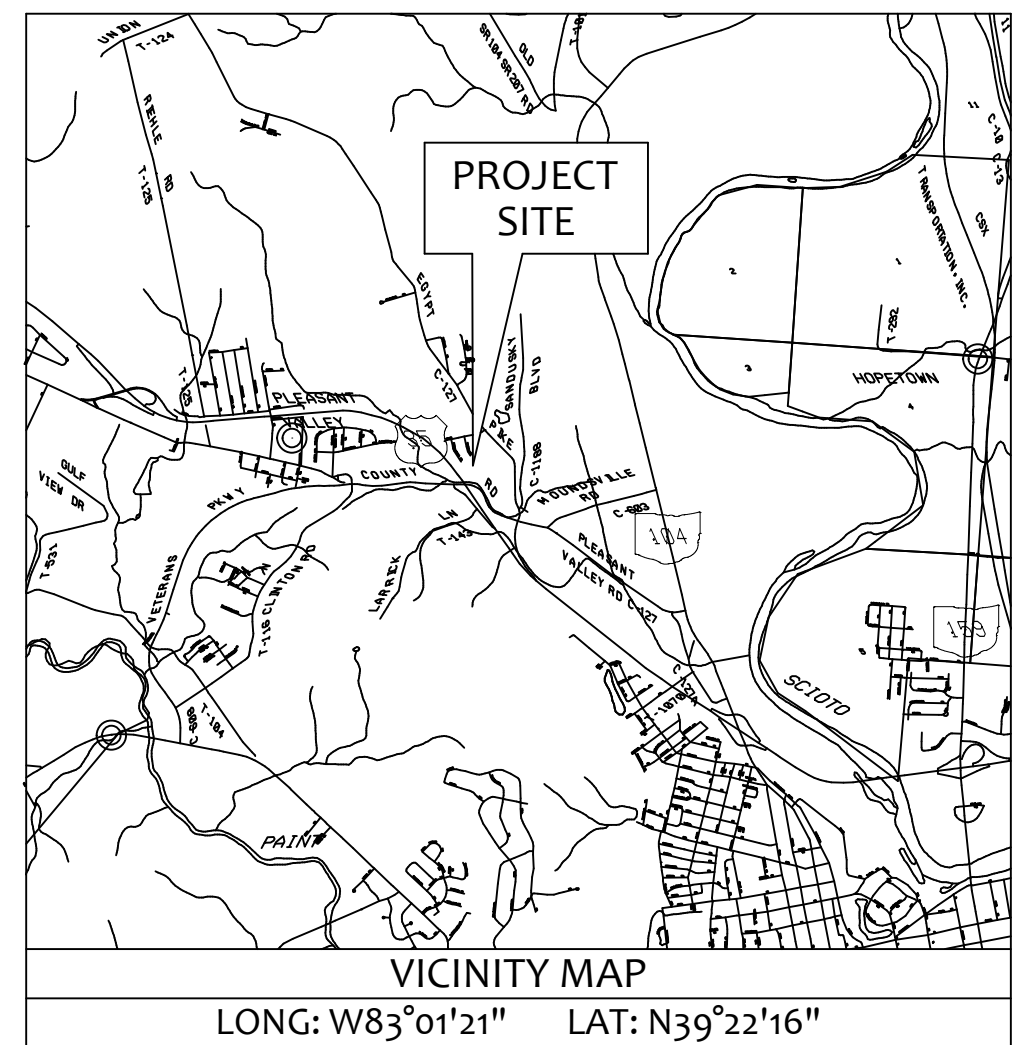
ROADWAY CENTERLINE DATA								
LINE TABLE								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-100	S 31°34'31" E	80.46'	L-103	S 12°02'02" E	71.95'			
L-101	N 77°57'58" E	84.90'	L-104	S 12°02'02" E	60.00'			
L-102	S 02°57'32" W	98.53'						

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-100	350.00'	182.11'	180.06'	S 36°39'27" E	29°48'42"
C-101	350.00'	182.11'	180.06'	S 66°28'10" E	29°48'42"
C-102	350.00'	60.54'	60.46'	S 76°25'13" E	9°54'36"
C-103	350.00'	202.23'	199.43'	S 48°10'32" E	33°06'21"
C-104	350.00'	136.30'	135.44'	S 75°53'05" E	22°18'46"
C-105	350.00'	23.75'	23.74'	S 88°59'06" E	03°53'15"
C-106	175.00'	113.94'	111.94'	S 83°22'52" E	37°18'20"
C-107	400.00'	104.67'	104.37'	S 04°32'15" E	14°59'34"
C-108	350.00'	132.30'	131.51'	N 78°14'33" E	23°30'55"

AREA SUMMARY	
LOTS	12.813 ACRES
STREETS	7.079 ACRES
RESERVE AREA	2.070 ACRES
TOTAL	21.962 ACRES

BEING PART OF A.P.N. 37-0915005.000
& BEING ALL OF A.P.N. 37-0915386.000

FLOOD STATEMENT: THE SUBJECT PARCEL IS LOCATE IN ZONE "X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROSS COUNTY, OHIO, COMMUNITY PANEL NUMBER 39141C03350, EFFECTIVE DATE 07/22/2010.



EX. PARCEL INFORMATION	
OWNER:	SHERMAN HEIGHTS PHASE 2, LLC 12444 WESTFALL ROAD FRANKFORT, OH 45628
OFFICIAL RECORD:	VOL. 559 PG 4753 (TRACT 1) A.P.N. 37-0915005.000 42.8032 ACRE(S)



SHERMAN HEIGHTS SUBDIVISION, BLOCK 'B'
P.B. VOL. 13 PG 31 (LOTS 89 - 91 & 98 - 100)

TOTAL AREA = 1.8853 ACRES

OHIO DEPT. OF TRANSPORTATION: ROS-35-15.82

SCALE:	1" = 100'
DESIGNED:	JKW
DRAWN BY:	JKW
CHECKED BY:	JKW

PROJECT	SHERMAN HEIGHTS SUBDIVISION BLOCK 'C'
UNION TOWNSHIP, ROSS COUNTY, OHIO	

PRIME CIVIL	PROFESSIONAL DESIGN & CONSTRUCTION SERVICES
P.O. BOX 798	CHILLICOTHE, OH 45601
740-253-1618	primciviljwetz@gmail.com

REV. BY	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:	12-15-2022
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PRELIMINARY PLAT (ROADWAY C/L)
SHEET NO.
V-1.0