

RECEIVED

MAY 01 2017

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 03°48'18" W	25.00'
L2	S 86°11'42" E	5.54'

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S 86°11'42" E FOR THE CENTERLINE OF FREBIS AVENUE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

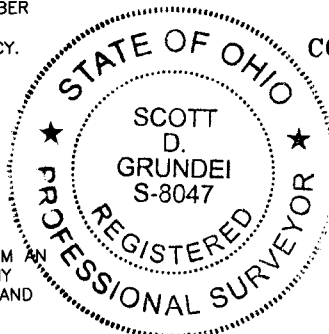
FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C 0337K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN APRIL OF 2017 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



Scott D. Grundei 4/27/17

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE

BEGIN FOR REFERENCE

FREBIS AVENUE 60'

BAUMANN'S LOCKBOURNE AVENUE SUBDIVISION
P.B. 20, PG. 33
LOT 91

ELLSWORTH AVENUE 50'

POINT OF TRUE BEGINNING

3/4" IPF

1/2" IPF

52.50'

DOUGLAS S. SUMMERS
1.0 ACRES
I.N. 200212040310777

TONA LEE MOORE
O.R. 834H10

CHRISTINE POLLARD AND SEAN KACIR
I.N. 201412120164985

N 03°53'18" E 241.34'

MBBS PROPERTIES LLC
0.495 ACRES

I.N. 201701170008682
0.291 ACRES
(VACANT)

S 03°53'18" W 241.08'

SUTTON AND ORCEAN RICHARDS, JR.
I.N. 200202080037262

S 86°11'42" E 52.50'

RBS RBS

CITY OF COLUMBUS
D.B. 2644, PG. 478

S 03°53'18" W 175.00'

0.204 ACRES (REMAINING)

CITY OF COLUMBUS
D.B. 2644, PG. 487

CITY OF COLUMBUS
CASE NO. 223404

1/2" IPF

LS GI LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 4/25/17

FILE NO. 196590