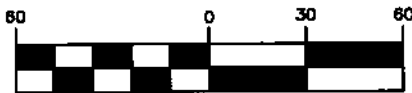


Z:\16-0061-11\DWG\PRODUCTION DRAWINGS\SURVEY\Phase1\_0061-11 Park Spruce 0.766 ac East split.dwg Layout1 Nov 02, 2017 2:31:58pm Phelps

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

0.766 Acres

CITY OF COLUMBUS,  
FRANKLIN COUNTY, OHIO

PARCEL No.	ACREAGE
010-274575	0.067 AC
010-274576	0.066 AC
010-053108	0.106 AC
010-007669	0.224 AC
010-218064	0.303 AC
total	0.766 AC

RECEIVED

11/02/2017  
39

Franklin County Engineer  
Conrad R. Robertson, L.L.P.S.

LEGEND

- Iron Pin Found
  - Iron Pipe Found
  - ✕ MagNail Found
  - ▲ RR Spike Found
  - Ⓜ Monument Box
  - Iron Pin Set
  - ✕ MagNail Set
  - △ RR Spike Set
- 1/2" pipe  
37 |  
36' R/W  
1/2" pipe  
5/8" rebar

\* J.R. Hunts Subdivision  
P.B. 2, Pg. 87

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of Spruce Street to have a bearing of N 86°26'05" E.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	3°44'59"	1237.01'	80.96'	N68°52'17"E	80.94'

All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

This Survey is based on existing records from Franklin County, and from actual field survey work.

ADVANCED CIVIL DESIGN, INC.  
Jonathan E. Phelps, PS Date 11/2/17  
Reg. No. 8241



Ownership Information

- (A) 533 North Park, LLC  
I.N. 200511230247996
- (B) 532 Armstrong Street, LLC  
I.N. 201112300171547
- (C) 523-527 Park, LLC  
I.N. 200812150179411
- (D) Everything Nice Park, LLC  
I.N. 200604240075756
- (E) 104 Spruce Street, LLC  
I.N. 200506060109114
- (F) 110 W. Spruce Street LLC  
I.N. 200902230024002
- (G) Tanner Technologies, LLC  
I.N. 201704120049244
- (H) City of Columbus  
D.V. 2054, Pg. 94
- (I) State of Ohio (184-A-LA)  
D.V. 2054, Pg. 96
- (J) City of Columbus  
D.V. 1999, Pg. 215
- (K) State of Ohio (184-LA)  
D.V. 1999, Pg. 221
- (L) State of Ohio (8-WD)  
I.N. 200106250142427

DRAWN BY: JEP JOB NO.: 16-0061-11  
DATE: 11/02/2017 CHECKED BY: JEP

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Gahanna, Ohio 43230  
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ADVANCED CIVIL DESIGN  
ENGINEERS SURVEYORS

