

BOUNDARY SURVEY

AT

1348 E. LONG ST.

LOTS 4 AND 5
JOHN L. WINNER'S SUD'B
P.B. 3, PG. 46

CITY OF COLUMBUS
FRANKLIN CO., OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING ALL OF LOT 5 AND PART OF LOT 4 OF JOHN L. WINNER'S AMENDED SUBDIVISION, PLAT BOOK 3, PG. 46, AS CONVEYED TO 1348 E. LONG STREET LLC, INSTR. NO. 201602160018632, FRANKLIN COUNTY RECORDERS OFFICE;

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE WEST RIGHT OF WAY LINE OF HUGHES ST., HAVING A BEARING OF S 06°00'26" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

TOTAL AREA MEAS.
6,944 SQ. FT.
0.159 ACRES

REAR AREA
2,480 SQ. FT.
0.057 ACRES

FRONT AREA
4,464 SQ. FT.
0.102 ACRES

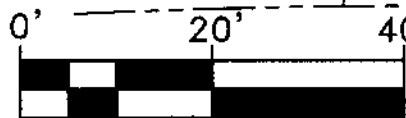
JOHN L. WINNER'S
AMENDED
SUBDIVISION
P.B. 3, PG. 46

LOT 3

LOT 4

LOT 5

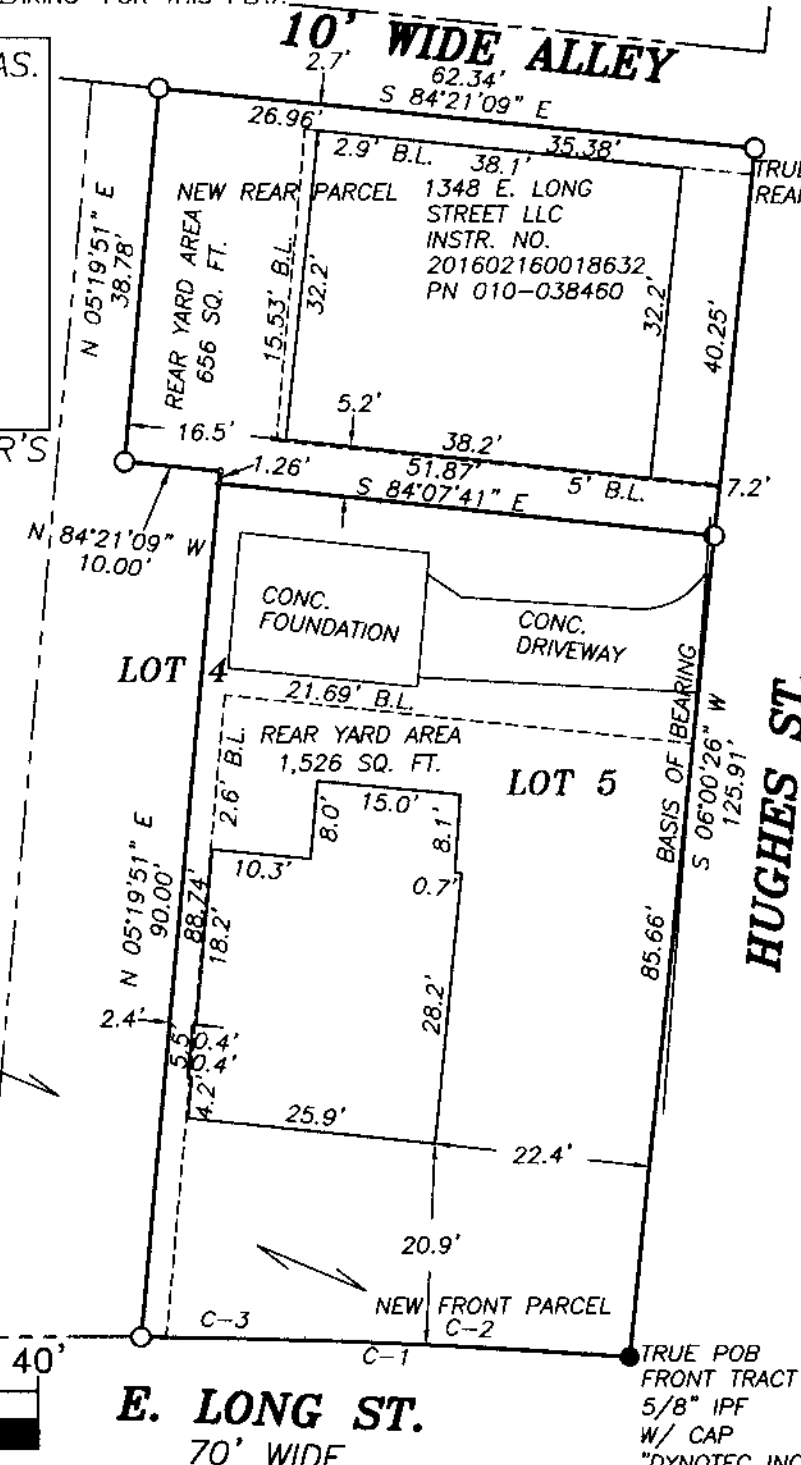
N
ROLONDA WARREN
INSTR. NO.
201410280142285
PN 010-038459



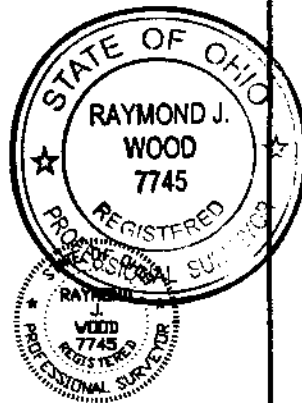
1" = 20'

E. LONG ST.
70' WIDE

HUGHES ST.
20' WIDE



RECEIVED



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING (M)	CHORD LENGTH
C-1	801.67'	50.93'	3°38'24"	N 87°34'55" W	50.92'
C-2	801.67'	33.92'	2°25'29"	N 86°58'28" W	33.92'
C-3	801.67'	17.00'	1°12'55"	N 88°47'40" W	17.00'

LEGEND

- 1 Lot Numbers
- Iron Pin Set
- Iron Pin Found
- INSTR. NO. Instrument Number
- IPF Iron Pin Found

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 11/14/17, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

Raymond J. Wood 5/15/18
RAYMOND J. WOOD REG. SURV. 7745 DATE

ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"

JOB #17-33