

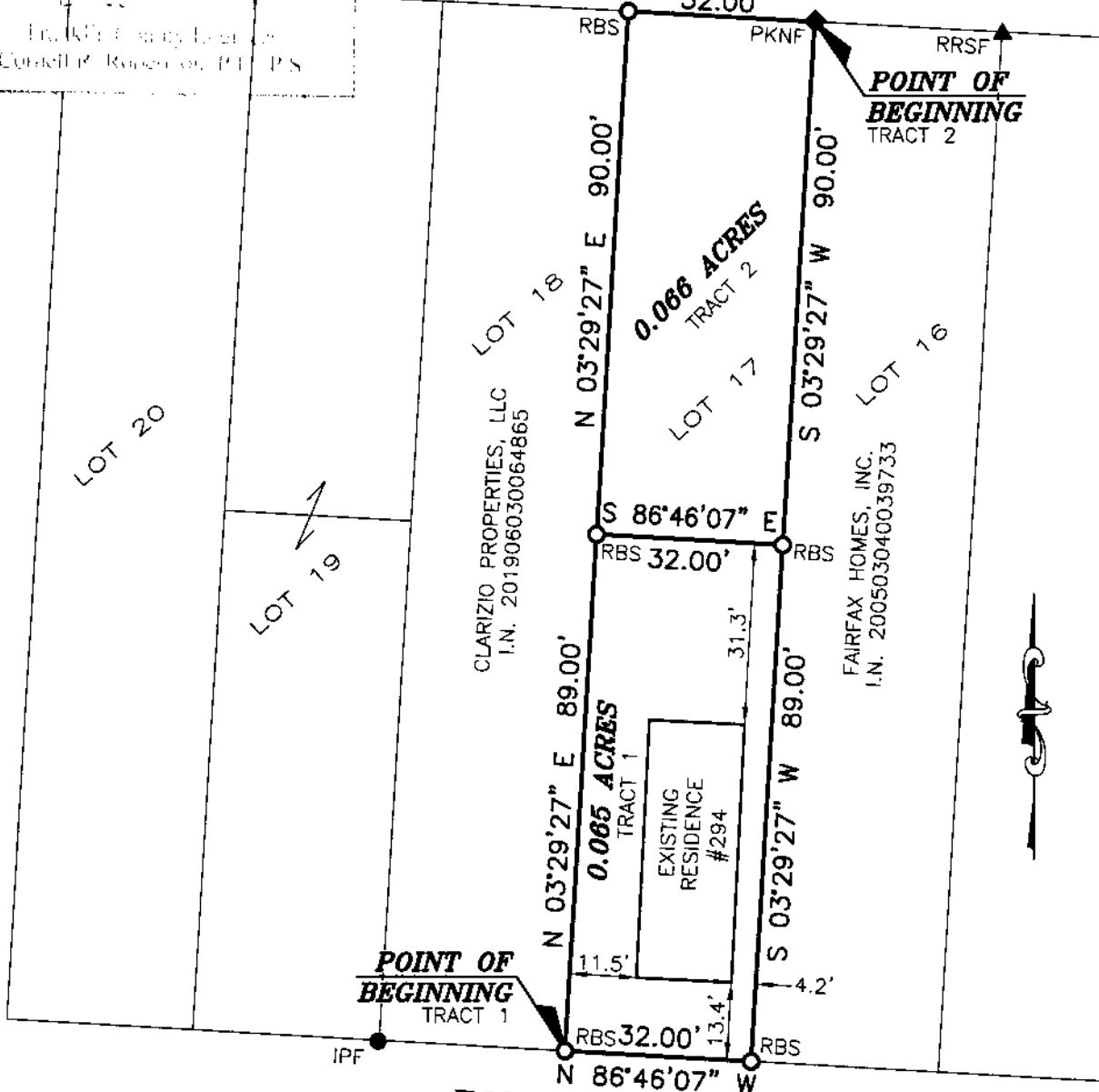
RECEIVED

JUL 30 2019

Franklin County Board of Public Safety

GREENWOOD AVENUE 32'

P.B. 3, PG. 387
S 86°46'07" E
32.00'



POINT OF BEGINNING TRACT 1

POINT OF BEGINNING TRACT 2

FOURTH AVENUE 60'

P.B. 1, PG. 64

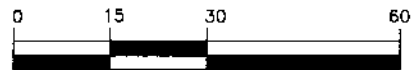
LEGEND

- IPF 3/4" IRON PIN FOUND
- ▲ RRSF RAILROAD SPIKE FOUND
- ◆ PKNF P.K. NAIL FOUND
- RBS REBAR SET

DEED REFERENCE:

CLARIZIO PROPERTIES, LLC
I.N. 201906030064866

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). 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 NORTHERLY LINE OF FOURTH AVENUE, HAVING A BEARING OF N 86°46'07" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

FLOOD NOTE:

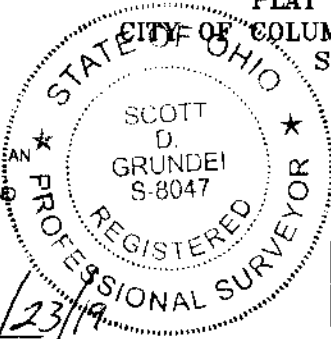
THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C 0326K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 JULY OF 2019 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

WILLIAM J. McCOMB'S FIFTH AVENUE SUBDIVISION
PLAT BOOK 3, PAGE 387
CITY OF COLUMBUS, COUNTY OF FRANKLIN
STATE OF OHIO



DRAWN BY: DJH

Scott D. Grundel 7/23/19

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

DATE

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

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

DATE: 7/9/19

FILE NO. 1906.7282