

RECEIVED

JUL 23 2019

Franklin County Engineer
Council G. Gubertson, A.L., P.S.

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- x- EXISTING FENCE LINE

DEED REFERENCE:

SHAUN JANG
I.N. 201806250083857

TRACT 1 COVERAGE:

LOT 2400 S.F.
 HOUSE 818 S.F.
 GARAGE 264 S.F.
 LOT COVERAGE 45.1%.
 REAR YARD 615 S.F.
 REAR YARD TOTAL 25.6%.
 REAR YARD GARAGE COVERAGE 42.9%.

TRACT 2 COVERAGE:

LOT 2862 S.F.
 HOUSE 636 S.F.
 LOT COVERAGE 22.2%.
 REAR YARD 255 S.F.
 REAR YARD TOTAL 8.9%.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 86°03'54" E	30.00'
L2	N 86°03'54" W	30.00'
L3	S 86°03'54" E	30.00'

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 FOREST STREET, HAVING A BEARING OF NORTH 86°03'54" WEST 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 39049C0329K, 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 OCTOBER OF 2018 AND JUNE 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.

DRAWN BY: DJH

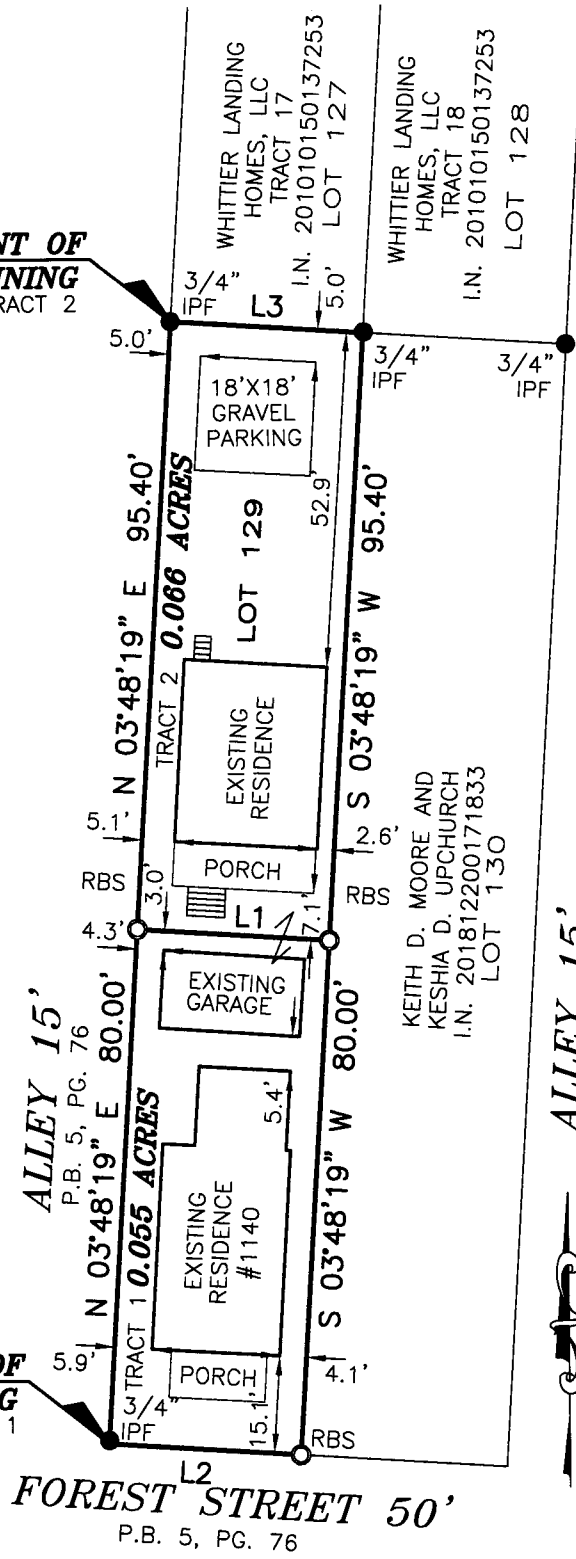
SCOTT D. GRUNDEI, P.S.
 REGISTERED SURVEYOR NO. 8047

DATE

Scott D. Grundei 7/22/19

POINT OF BEGINNING TRACT 2

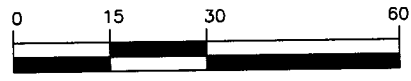
POINT OF BEGINNING TRACT 1



FOREST STREET 50'
 P.B. 5, PG. 76

ALLEY 15'
 P.B. 5, PG. 294

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

EXHIBIT OF
**0.055 ACRES AND
 0.066 ACRES**

LYING IN
 LOT 129
 AUBURDALE ADDITION
 PLAT BOOK 5, PAGE 76
 CITY OF COLUMBUS,
 COUNTY OF FRANKLIN
 STATE OF OHIO



LS LANDMARK SURVEY
GI GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
 PHONE: (614) 485-9000 FAX: (614) 485-9003
 REV: 7/15/19
 DATE: 11/15/18

FILE NO. 219501