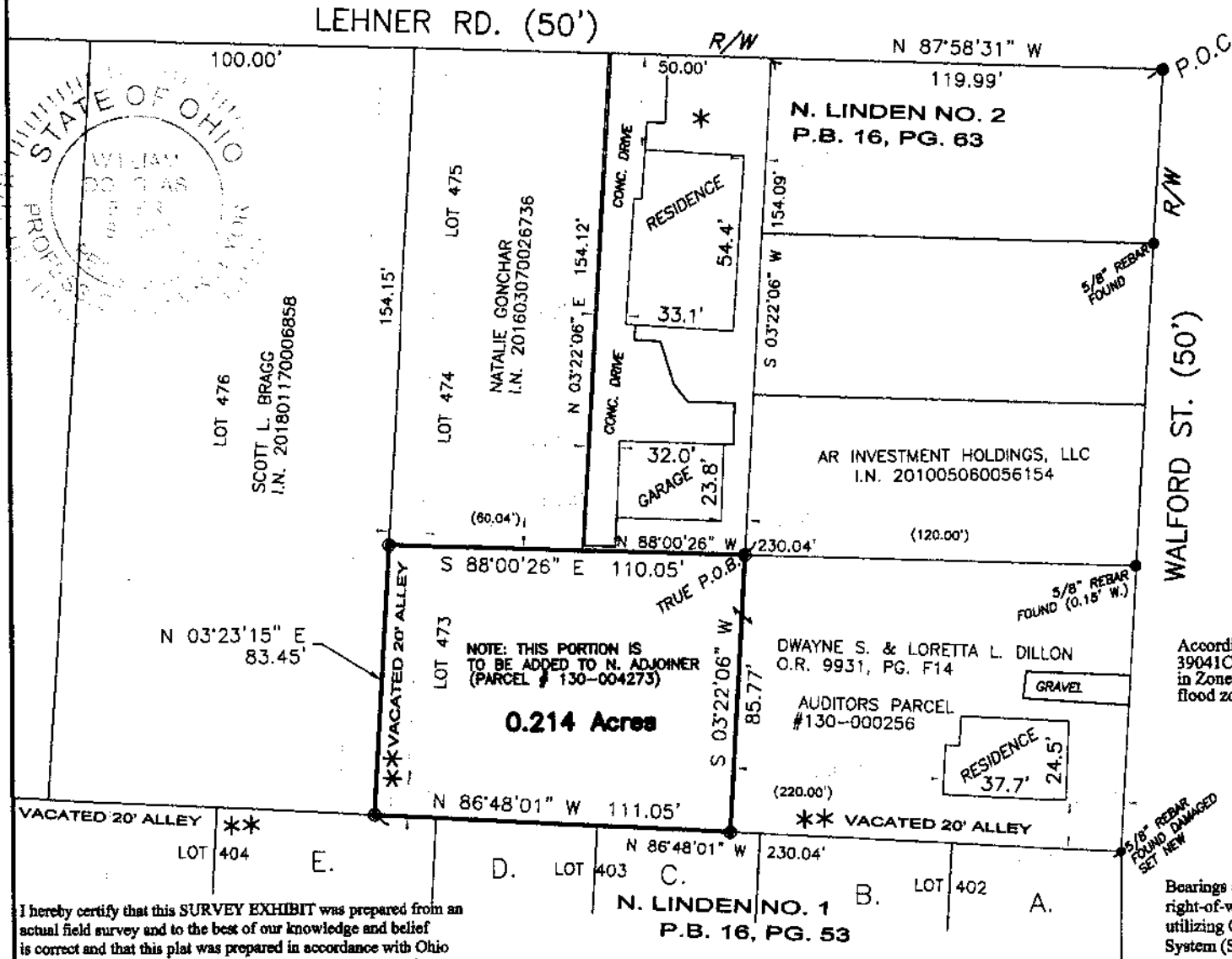
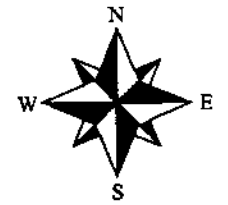
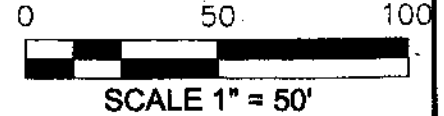


LOT SPLIT EXHIBIT

BEING A 0.214 ACRE TRACT OUT OF AUDITORS PARCEL #130-000256, BEING ALL OF LOT 473 IN NORTH LINDEN NO. 2, A SUBDIVISION OF RECORD IN P.B. 16, PG. 63, TOGETHER WITH PORTIONS OF TWO 20' VACATED ALLEYS (R.R. 19, PG.'S 1-4 - SEE ** BELOW), LOCATED IN THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



* DWAYNE S. & LORETTA L. DILLON
I.N. 199901210016655
AUDITORS PARCEL
#130-004273

SOUTH ADJOINERS

- A. JUAN FRANCISCO BANEGAS OLIVIA
I.N. 201607280098341
- B. FRANKLIN KARCH V.
O.R. 30748, PG. C06
- C. WILLIAM GAMBILL
I.N. 200608080156261
- D. JERRY M. LUX, TR.
I.N. 200407140163741
- E. AMANDA S. WENTZEL
I.N. 201706050074347

According to FEMA Flood Insurance Rate Map (FIRM) Index # 39041C0187K, dated 06/17/2008, the subject property is located in Zone X, designated as an area outside the 100 and 500 year flood zones and the flood potential for the subject property is minimal.

LEGEND:

- = 3/4" IRON PIN FOUND (or Noted)
- ⊙ = 5/8"-REBAR SET (w/ "B.L.Surveying, P.S. #7980" CAP)

Bearings are based on S 87° 58' 31" W, as shown hereon for the southerly right-of-way line of Lechner Road (50'), as derived from GPS observations, utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with a 2011 NSRS adjustment.

I hereby certify that this SURVEY EXHIBIT was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

William D. Beer
Date: 5/7/19
William D. Beer
Registered Professional Surveyor No. 7980

** VACATED ALLEYS: ROAD RECORD 19, PG'S 1A-4A WAS ORIGINALLY RECORDED AND TRANSCRIBED FROM R.R. 20, PG.'S 1-4

BENCHMARK LAND SURVEYING
3501 Manila Drive,
Westerville, Ohio 43081
(614) 794-9809 - Office
E-mail: bmlsurveying@yahoo.com

RECEIVED