

**REINHARD AVENUE 50'**

P.B. 4, PG. 3

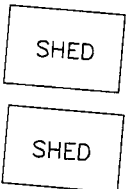
S 85°44'23" E

33.31'

**POINT OF BEGINNING**  
PART 2

**0.061 ACRES**

TRACT 2



LOT 117

VALDEN J. ELLIS  
I.N. 201910110135551

N 03°43'23" E 80.24'

S 03°43'23" W 80.23'

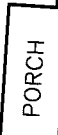
S 85°45'54" E

**0.061 ACRES**

TRACT 1



RESIDENCE  
#462



LOT 116

MICHAEL McCRYSTAL AND  
REBECCA C. PATTERSON  
O.R. 30461B09

N 03°43'23" E 80.24'

S 03°43'23" W 80.23'

12.5'

32.1'

1.0'

33.31'

33.30'

N 85°47'26" W

**SIEBERT STREET 50'**

P.B. 4, PG. 3

**POINT OF BEGINNING**  
PART 1

ROY G. AND  
MYRTLE L. MORGAN  
O.R. 2328103  
I.N. 200110300249069

LOT 118

**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 SIEBERT STREET, HAVING A BEARING OF N 85°47'26" 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 39049C0328K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**GRAPHIC SCALE**



( IN FEET )

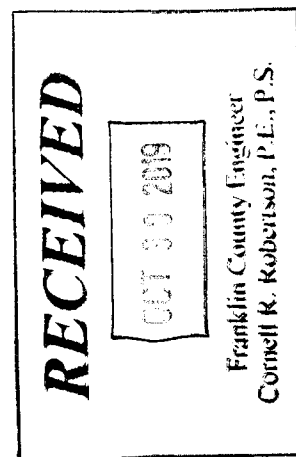
1 inch = 20 ft.

**LEGEND**

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

**DEED REFERENCE:**

JOHN B. HOWARTH  
I.N. 200607260146230



SURVEY OF  
**TWO (2) 0.061 ACRE TRACTS**

LYING IN

LOT 117

DESHLER'S AND SINK'S  
SECOND SUBDIVISION  
PLAT BOOK 4, PAGE 3  
CITY OF COLUMBUS,  
COUNTY OF FRANKLIN  
STATE OF OHIO



**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 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. Grunde* 10/25/19

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

DATE

**LS GI** LANDMARK SURVEY GROUP, INCORPORATED

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

REV: 10/25/19  
DATE: 10/17/19

FILE NO. 1909.4214