

RECEIVED

MAR 18 2020

Franklin County, Ohio  
Circuit Court

THOMAS G. AND  
APRIL K. PENDERY  
O.R. 6817H10

PAMELA RUTH  
MONTGOMERY AND  
LOWELL CHARLES WEBB  
I.N. 201605030054535  
LOT 268

LOT 269

LOT 270

RBS S 86°16'26" E 80.00'

RBS S 86°16'26" E 80.00' 3/4" IPF

DOUGLAS E. CURTIS  
I.N. 200505250100524

0.250 ACRES  
TRACT 1

0.250 ACRES  
TRACT 2

EX. GARAGE  
(TBR)

EX. RESIDENCE  
FF=842.6  
(TBR)

S 03°34'21" W 136.00'  
CIMMARON ROAD 60'  
P.B. 11, PG. 1

N 03°34'21" E 136.00'

S 03°34'21" W 136.00'

S 03°34'21" W 136.00'

POINT OF  
BEGINNING  
TRACT 1

POINT OF  
BEGINNING  
TRACT 2

80.00' N 86°16'26" W EASTCLEFT DRIVE 60' N 86°16'26" W 80.00' RBS

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET

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 EASTCLEFT AVENUE, HAVING A BEARING OF N 86°16'26" 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 39049C0164K, 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"

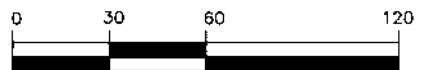
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN FEBRUARY OF 2020 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DRAWN BY: DJH

DAVID B. MCCOY, P.S.  
REGISTERED SURVEYOR NO. 7632

DATE

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

SURVEY OF  
TWO (2) 0.250 ACRE TRACTS

LYING IN  
PART OF LOTS 269 & 270  
PLAT BOOK 11, PAGE 1  
EAST CLEFT ON THE SCIOTO  
CITY OF UPPER ARLINGTON,  
COUNTY OF FRANKLIN  
STATE OF OHIO



LANDMARK SURVEY  
GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH. 43085  
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

DATE: 3/12/20

FILE NO. 240.20