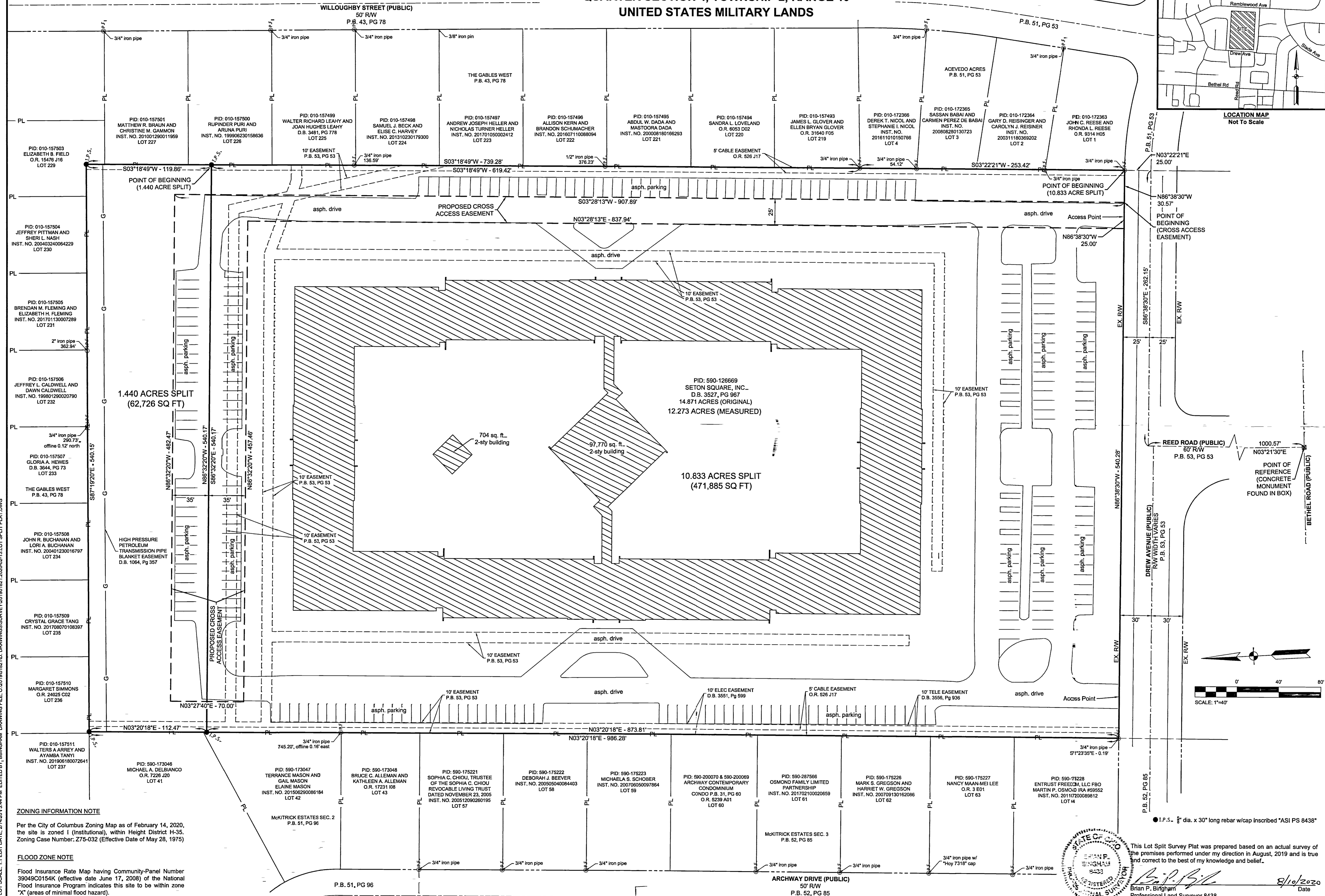
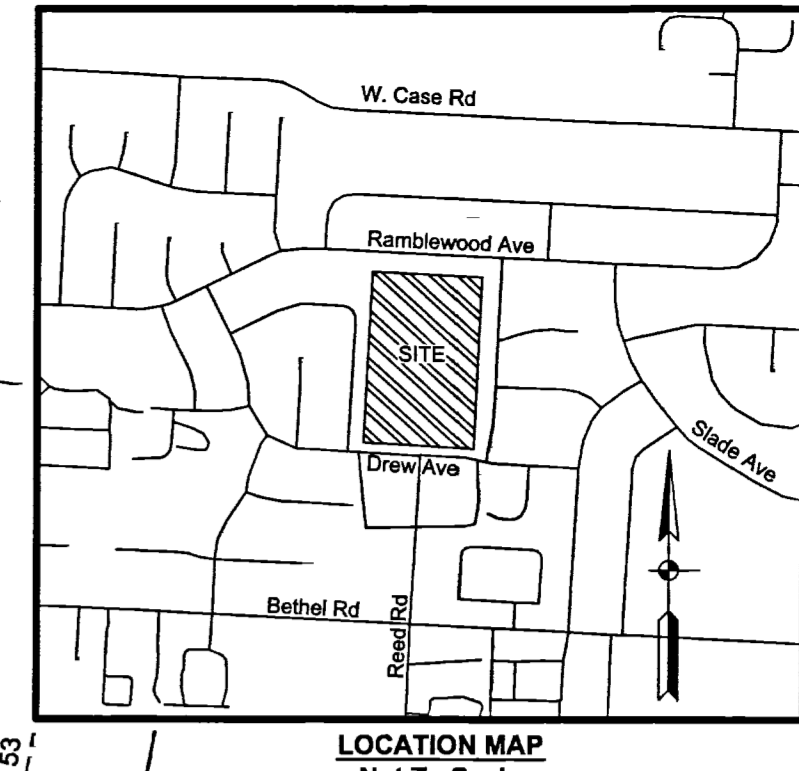


BASIS OF BEARINGS

Bearings described hereon are based on North 86 degrees 38 minutes 30 seconds West for the north right-of-way line for Drew Avenue, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey tied to the Ohio Department of Transportation VRS Network.

LOT SPLIT BOUNDARY SURVEY
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
QUARTER SECTION 4, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY LANDS



AMERICAN STRUCTUREPOINT INC.
 DEVELOPMENT CONSULTING & MANAGEMENT

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LOT SPLIT SURVEY PLAT
 FOR
SETON SQUARE NORTH
 1776 DREW AVENUE
 COLUMBUS, FRANKLIN COUNTY, OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

ZONING INFORMATION NOTE
 Per the City of Columbus Zoning Map as of February 14, 2020, the site is zoned I (Institutional), within Height District H-35. Zoning Case Number: Z75-032 (Effective Date of May 28, 1975)

FLOOD ZONE NOTE
 Flood Insurance Rate Map having Community-Panel Number 39049C0154K (effective date June 17, 2008) of the National Flood Insurance Program indicates this site to be within zone "X" (areas of minimal flood hazard).

This Lot Split Survey Plat was prepared based on an actual survey of the premises performed under my direction in August, 2019 and is true and correct to the best of my knowledge and belief.
 Brian P. Bingham
 Professional Land Surveyor 8438
 8/10/2020 Date

DATE:	02/14/2020
DRAWN BY:	JBY
CHECKED BY:	BPB
JOB NUMBER:	2019.01821

1 of 1

PLOT SCALE: 1"=40' DATE: 2/14/20 3:44 PM EDITED BY: BINGHAM DRAWING FILE: C:\2019\01821.DWG DRAWINGS SURVEY\2019\01821_2020-02-13.LOT SPLIT PLAT.DWG