

PROPERTY SPLIT

STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF GRANDVIEW HEIGHTS
Urlin's Second Grandview Heights Subdv. (PB 5, Pg.230)

Property Address:
1125 Fairview Avenue
Columbus, OH 43212

Franklin Co. PPN:
030-000228-00

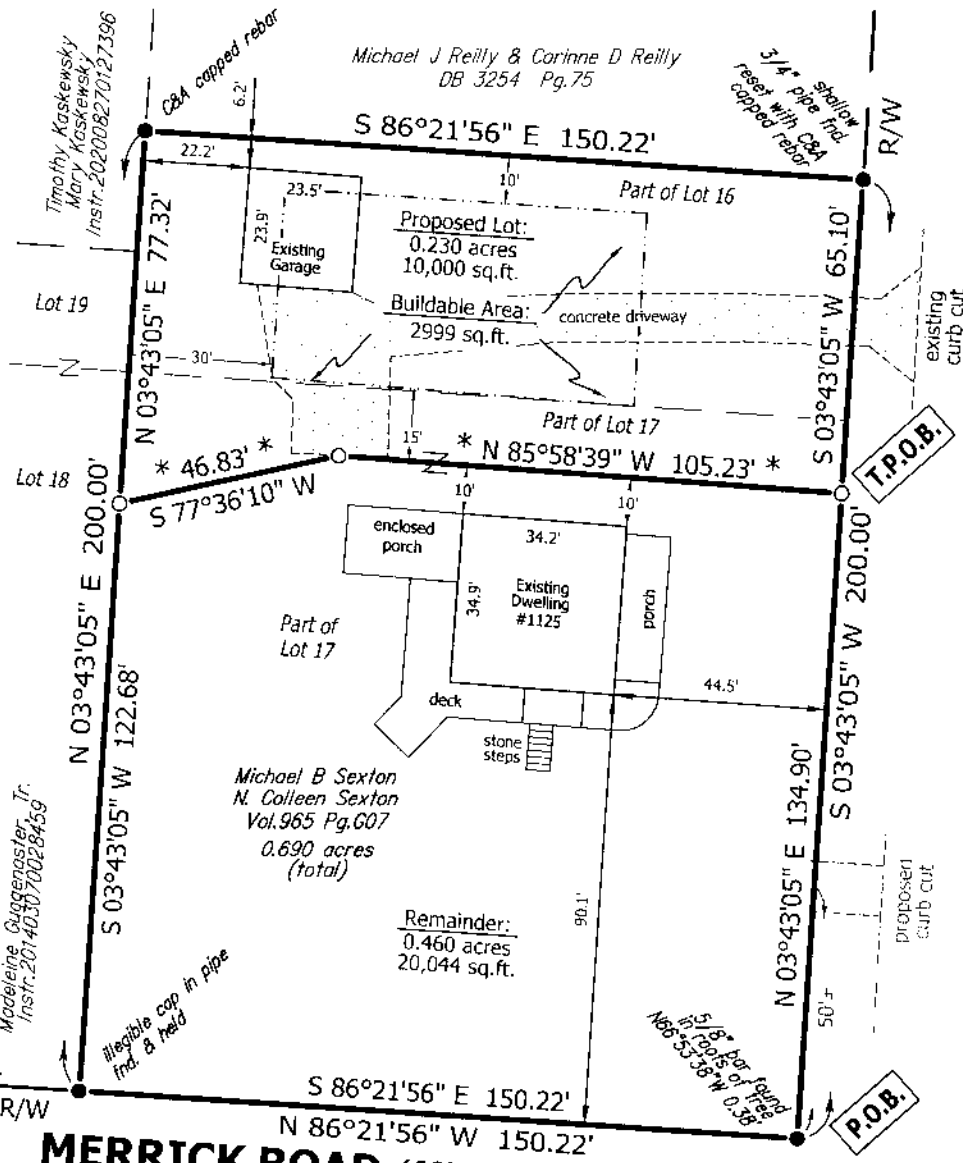


0 40'
SCALE: 1"=40'

BASIS OF BEARINGS

Bearings are based on S 03°43'05" W, as shown hereon for the westerly right-of-way line of Fairview Avenue, as derived from GPS observations, utilizing ODOT VRS, being based on the Ohio State Plane Coordinate System (South Zone), NAD '83, with an NSRS adjustment.

RECEIVED
SEP 17 2020
Franklin County Engineer
Curtis R. Robertson, P.E.



FAIRVIEW AVENUE
(60' public right-of-way)

MERRICK ROAD (60' public right-of-way)

NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

Matthew L. Campbell
MATTHEW L. CAMPBELL REG. NO. 8546
CAMPBELL & ASSOCIATES, INC.



LEGEND

- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A TO BE SET
- P.O.B. - PLACE OF BEGINNING
- T.P.O.B. - TRUE PLACE OF BEGINNING
- * DENOTES NEW DIVISION LINE *

Documents Used:
-deeds and plat of record
-survey by Beer 6/29/2016

Fieldwork completed:
Oct.2019 Aug.2020

CA
CAMPBELL &
ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com