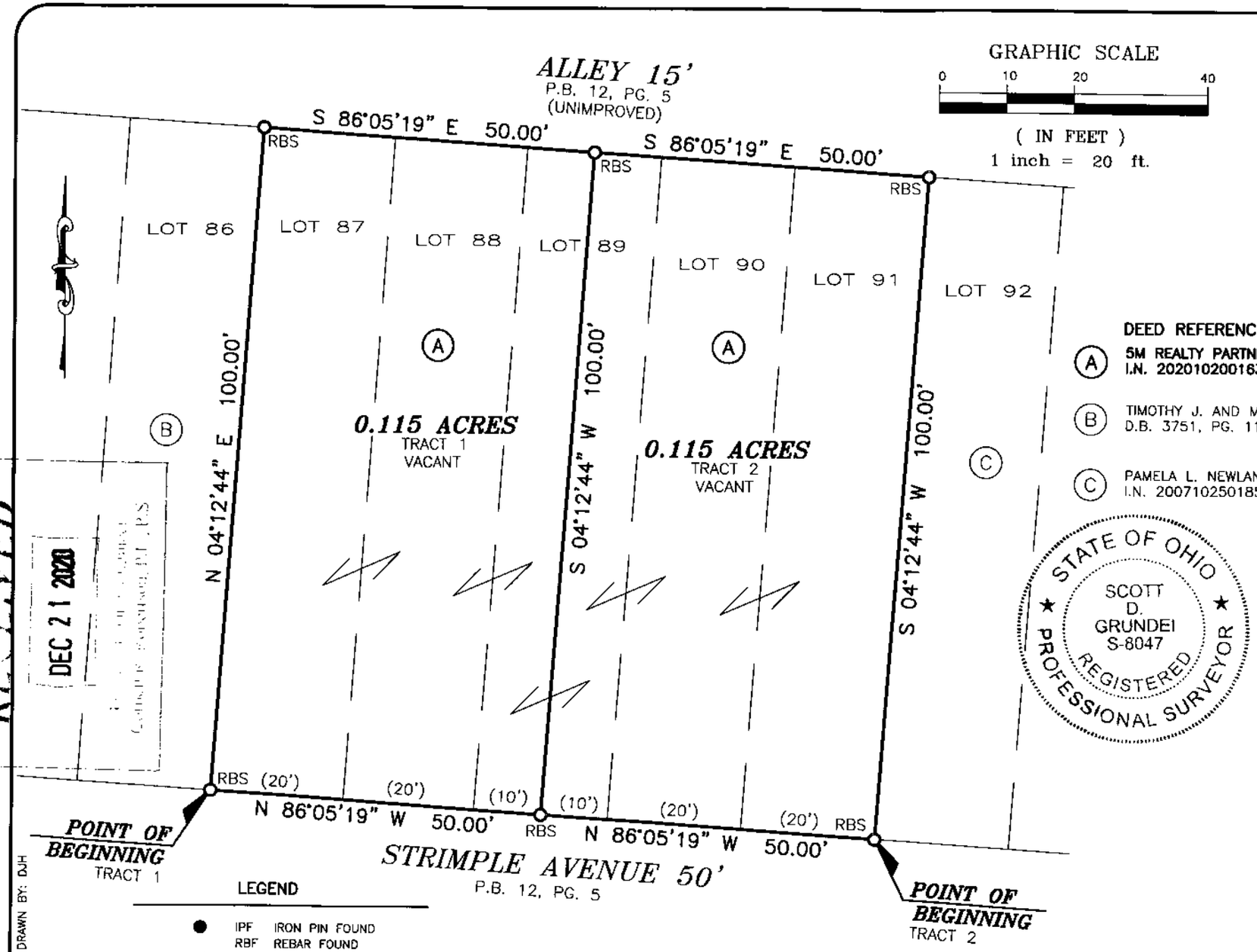

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

SURVEY OF

(2) 0.115 ACRE TRACTS

LYING IN

LOTS 87, 88, 89, 90 AND 91
BLOCK 3
VILLA PARK SUBDIVISION
PLAT BOOK 12, PAGE 5
CITY OF COLUMBUS, COUNTY OF FRANKLIN
STATE OF OHIO

DEED REFERENCE:

(A) 5M REALTY PARTNERS, LLC
I.N. 202010200163233

(B) TIMOTHY J. AND MARY M. RYAN
D.B. 3751, PG. 117

(C) PAMELA L. NEWLAND
I.N. 200710250185609

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 STRIMPLE AVENUE, HAVING A BEARING OF N 86°05'19" 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 39049C0179K, WITH AN EFFECTIVE DATE OF 6/17/2008 (NOT PRINTED), 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"

STATE OF OHIO
SCOTT D. GRUNDEI
S-8047
REGISTERED
PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN OCTOBER 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.

Scott D. Grundei 11/11/20

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

LS GI LANDMARK SURVEY GROUP, INCORPORATED
690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

DATE: 11/9/20 FILE NO. 1890.20-01

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