

F-1-B

RECEIVED

JAN 13 2021

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

WILLIAM C. AND
JOSEPHA K. UNDEUTSCH
D.B. 2203, PG. 199

WILLOWBROOK
SUBDIVISION
P.B. 52, PG. 63

LOT 5

LOT 4

L2

L1

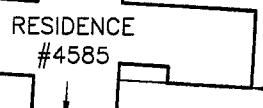
POINT OF TRUE
BEGINNING

BEGIN FOR
REFERENCE

S 87°08'36" E 308.08'

MICHAEL D. AND
MARY A. ABRAMS
0.931 ACRES
I.N. 202006240090762

3/4" IPF
ONLINE EAST
1.28'



86.7'

137.6'

S 87°08'36" E 306.58'

0.211 ACRES

N 87°08'36" W 306.15'

MICHAEL D. AND
MARY A. ABRAMS
0.701 ACRES
I.N. 201308220143553

COACH ROAD 50'

P.B. 36, PG. 29

N 03°47'24" E 619.60'

Approved by the Director of Development
Upper Arlington, Ohio, on 12-4-20 for
attachment to a lot of record. No plat required.

Scott D. Grundei 12-4-20
Director of Development Date

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 02°57'01" E	49.87'
L2	N 02°57'01" E	30.00'
L3	S 03°47'24" W	30.00'

LEGEND

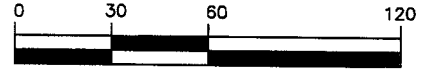
- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- x- EXISTING FENCE LINE

LANE ROAD
R/W VARIES

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 CENTERLINE OF COACH ROAD, HAVING A BEARING OF N 03°47'24" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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 39049C0162K, 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 SEPTEMBER 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.



SURVEY OF
0.211 ACRES
LYING IN
QUARTER TOWNSHIP 1,
TOWNSHIP 1, RANGE 18
UNITED STATES MILITARY LANDS
CITY OF UPPER ARLINGTON,
COUNTY OF FRANKLIN
STATE OF OHIO

DRAWN BY: DJH

Scott D. Grundei 11/17/20

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

DATE

LS
GI LANDMARK SURVEY
GROUP, INCORPORATED

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

DATE: 10/30/20

FILE NO. 2008.5430-01