

EXHIBIT - A (B 2/2)

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- MBF FRANKLIN COUNTY MONUMENT BOX FOUND
- RBS REBAR SET
- ◇ MNS MAG NAIL SET

BASIS OF BEARINGS:

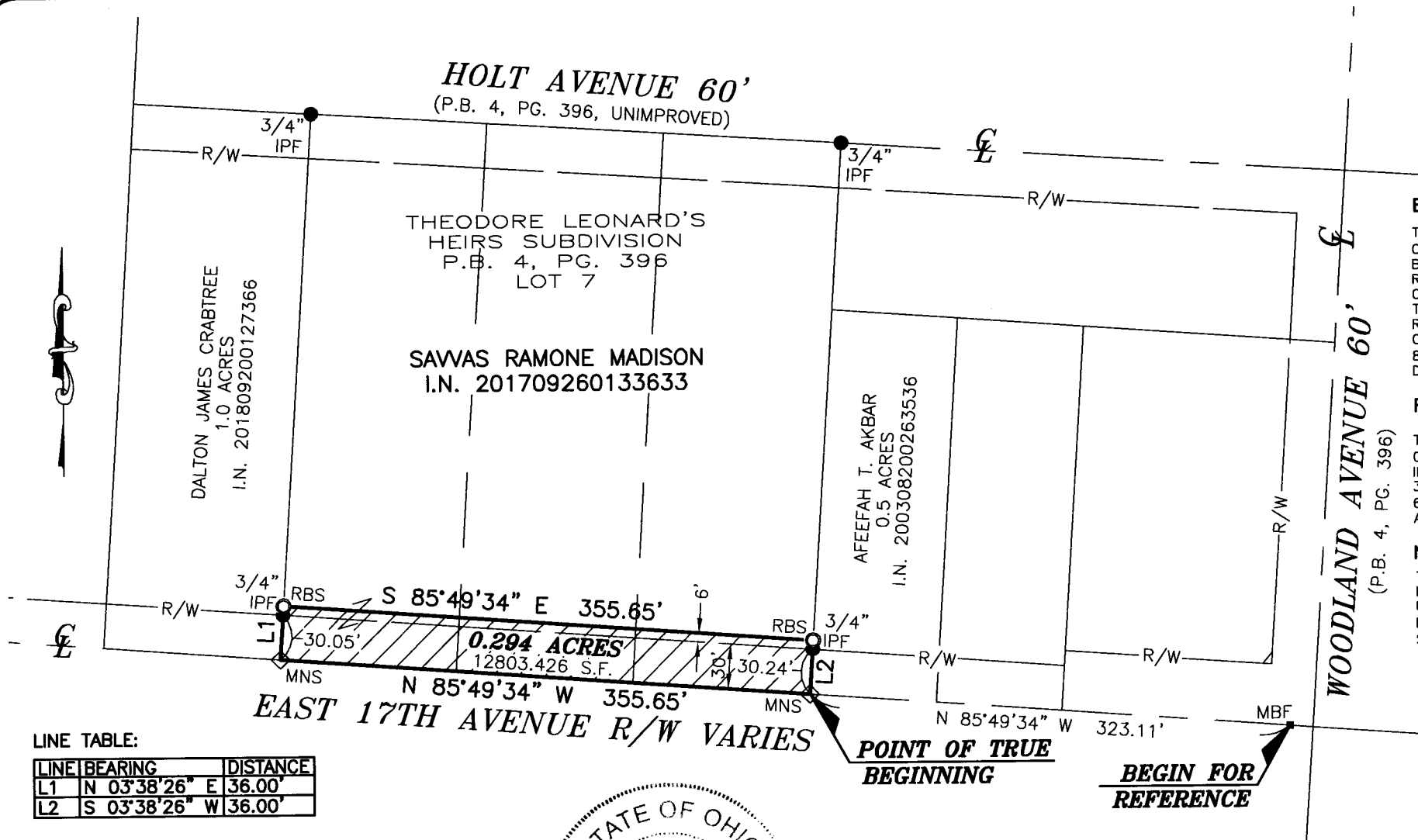
THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE CENTERLINE OF EAST 17TH AVENUE HAVING A BEARING OF N 85°49'34" 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 39049C0327K & 39049C0189K, 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"



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 03°38'26" E	36.00'
L2	S 03°38'26" W	36.00'

EAST 17TH AVENUE R/W VARIES
 S 85°49'34" E 355.65'
 0.294 ACRES
 12803.426 S.F.
 N 85°49'34" W 355.65'

POINT OF TRUE BEGINNING

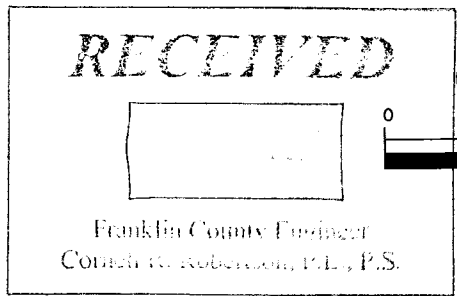
BEGIN FOR REFERENCE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN MAY OF 2020 AND FEBRUARY OF 2021 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

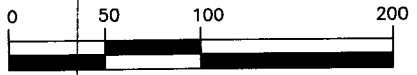
Scott D. Grunde 3/8/21

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

DATE



GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

SURVEY OF
0.294 ACRES
 LYING IN
 PART OF LOT 7
 THEODORE LEONARD'S
 HEIRS SUBDIVISION
 PLAT BOOK 4, PAGE 396
 CITY OF COLUMBUS,
 COUNTY OF FRANKLIN
 STATE OF OHIO

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

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

DATE: 3/1/21

FILE NO. 203461D