

LEGEND

- IPF IRON PIN FOUND
- ◆ RBF REBAR FOUND
- ◇ PKNF P.K. NAIL FOUND
- MNS MAG NAIL SET
- RBS REBAR SET



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 39049C0326K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

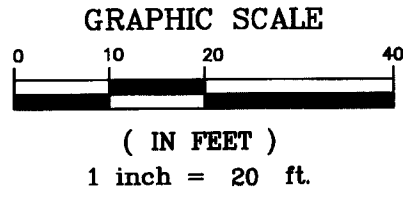
SURVEY OF
**0.040 ACRES &
 0.058 ACRES**
 LYING IN
 PART OF LOT 30
 RICKLY AND GRAHAM'S ADDITION
 PLAT BOOK 2, PAGE 158
 CITY OF COLUMBUS,
 COUNTY OF FRANKLIN
 STATE OF OHIO

**LS
 GI** LANDMARK SURVEY
 GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH. 43085
 PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM
 REV: 1/27/21
 DATE: 1/18/21 FILE NO. 1907.1466-03

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 SOUTHERLY LINE OF DETROIT AVENUE, HAVING A BEARING OF S 86°32'43" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

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 JANUARY 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 1/27/21
 SCOTT D. GRUNDEI, P.S.
 REGISTERED SURVEYOR NO. 8047

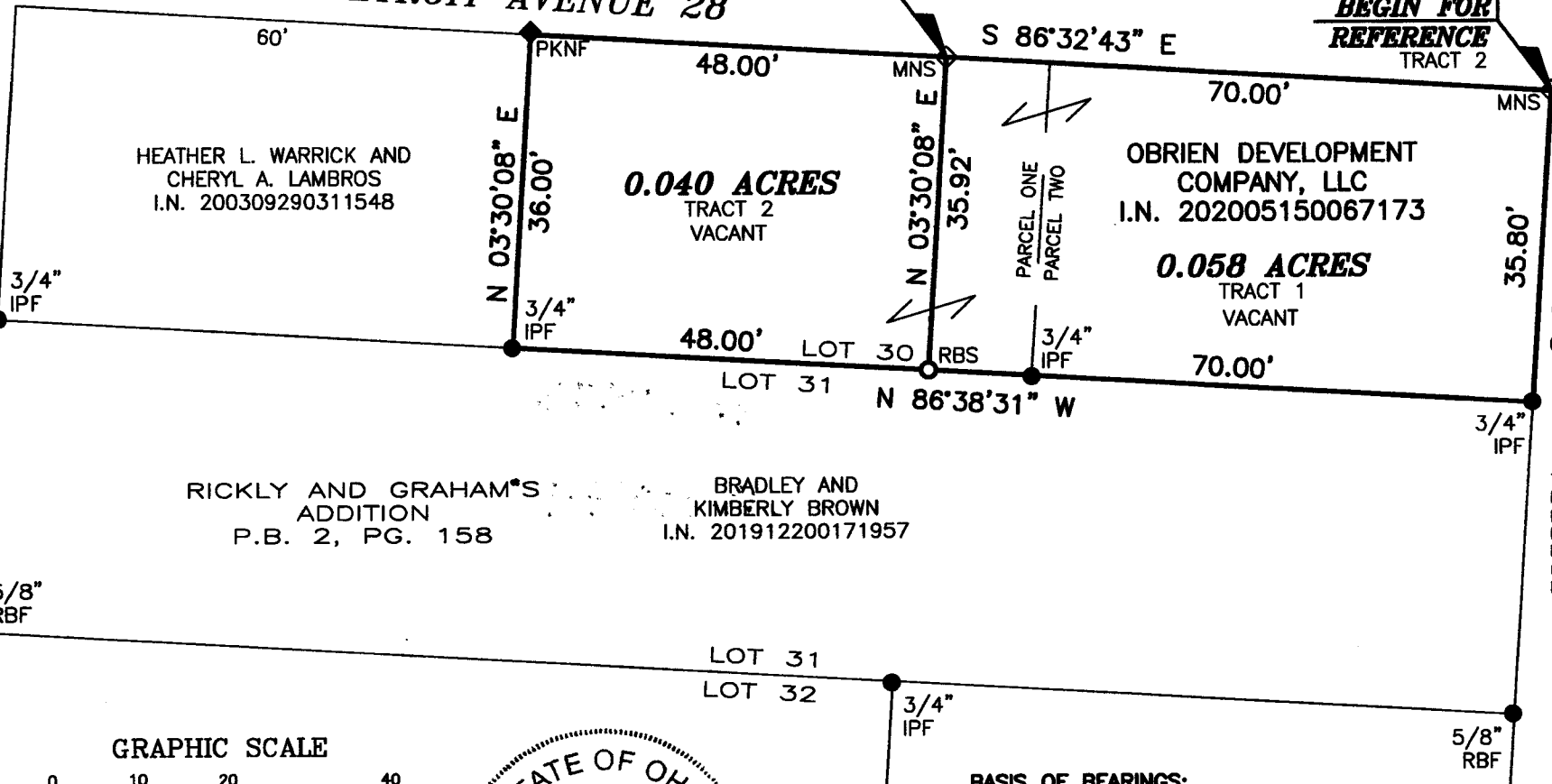
RECEIVED
 APR 13 2021

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

DRAWN BY: DJH

NORTH SIXTH STREET 50'

POINT OF TRUE BEGINNING TRACT 2
 DETROIT AVENUE 28'
 POINT OF BEGINNING TRACT 1
 BEGIN FOR REFERENCE TRACT 2



HEATHER L. WARRICK AND
 CHERYL A. LAMBROS
 I.N. 200309290311548

0.040 ACRES
 TRACT 2
 VACANT

O'BRIEN DEVELOPMENT
 COMPANY, LLC
 I.N. 202005150067173
 0.058 ACRES
 TRACT 1
 VACANT

RICKLY AND GRAHAM'S
 ADDITION
 P.B. 2, PG. 158

BRADLEY AND
 KIMBERLY BROWN
 I.N. 201912200171957

LOT 31
 LOT 32

EAST ALLEY 12'