I-1-A

Lot Split & Consolidation

Situated in the City of Westerville, County of Franklin and State of Ohio: Known as being a part of Lot 4 in John Knox's Addition to Westerville as recorded in Plat Book 1, Page 378 of Franklin County Records.

BASIS OF BEARING

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System (FIPS Zone 3402), on the North American Datum of 1983 (2011). GPS observations were used to establish a bearing of North 86°42'49" West, for the north line of East Lincoln Street.

BASIS OF BEARING

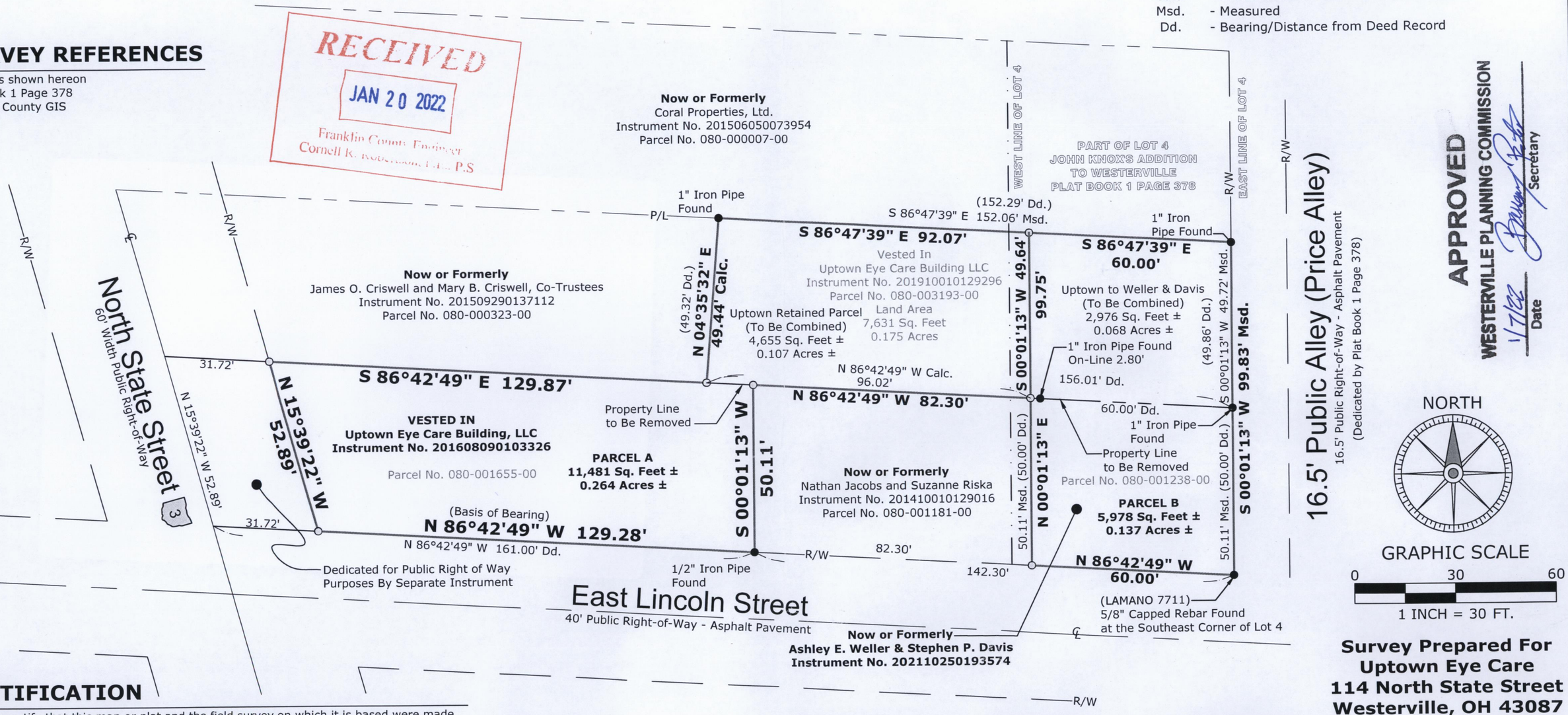
R/W	- Right-of-Way
P/L	- Adjoiner Property Line
℄	- Centerline
●	- Monumentation Found as Noted
O	- 5/8" x 30" Rebar Set with Cap Stamped "NORTHROP OH PS 8199"
Calc.	- Calculated
Msd.	- Measured
Dd.	- Bearing/Distance from Deed Record

SURVEY REFERENCES

Deeds as shown hereon
Plat Book 1 Page 378
Franklin County GIS

RECEIVED
JAN 20 2022
Franklin County Engineer
Cornell K. Robertson, P.E., P.S.

APPROVED
WESTERVILLE PLANNING COMMISSION
1/7/22
Date
Secretary



CERTIFICATION

I hereby certify that this map or plat and the field survey on which it is based were made in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code. The original field work was completed on June 17, 2019 and updated May 12, 2021.

Signature Date: Edward E Northrop 1-6-22

Edward E. Northrop, PS
Ohio Professional Surveyor No. 8199
For and on behalf of Titan USA Commercial Real Estate Services, LLC

STATE OF OHIO
EDWARD E. NORTHROP
S-8199
REGISTERED
PROFESSIONAL SURVEYOR

Survey Prepared For
Uptown Eye Care
114 North State Street
Westerville, OH 43087

Phone: 330-842-7671 www.titancres.com

TITAN USA
COMMERCIAL REAL ESTATE SERVICES
4821 Heights Drive, Stow, OH 44224
Surveying & Mapping
ALTA/NSPS Land Title Survey Specialists Email: surveyors@titancres.com

Project No. 938
Drafted By: KJT Checked By: EEN

Sheet No. 1 of 1