

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- UTY UTILITY POLE
- ✕ EXISTING FENCE LINE

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 REAL-TIME-NETWORK. THE PORTION OF THE EASTERLY LINE OF NORTH CENTRAL AVENUE, HAVING A BEARING OF NORTH 08°27'14" WEST 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 39049C0308K, 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 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

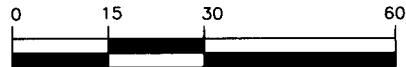
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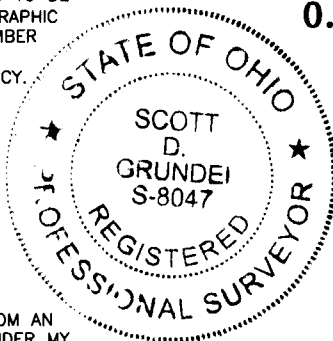
FRANKLIN COUNTY ENGINEER
BRAD FOSTER, P.E., P.S.

DEED REFERENCE:
NORTH CENTRAL HOLDINGS, LLC
I.N. 202212270172892
P.I.D. 010-027601

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



SURVEY OF
0.113 ACRES, 0.117 ACRES
& 0.173 ACRES
LYING IN
LOTS 51, 52, 53 &
PART OF LOT 50
THOMAS E. KNAUSS'
AMENDED SUBDIVISION
PLAT BOOK 4, PAGE 268
CITY OF COLUMBUS,
COUNTY OF FRANKLIN
STATE OF OHIO



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

DATE: 10/18/23 FILE NO. SLF23-JB192-SPL

DRAWN BY: DJH

Scott D. Grunde 11/9/23

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

DATE