

SURVEY OF
TWO (2) 0.119 ACRE TRACTS

LYING IN

LOTS 89 & 90

LINDALE ADDITION

PLAT BOOK 16, PAGE 37

LOT 11, TOWNSHIP 1, RANGE 18 W, U.S.M.L.

CITY OF COLUMBUS, COUNTY OF FRANKLIN

STATE OF OHIO

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 DELBERT ROAD, HAVING A BEARING OF NORTH 03°25'56" EAST 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, 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 APRIL OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

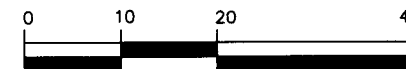
Scott D. Grundei 4/24/24

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

DATE



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



LANDMARK
SURVEY GROUP

690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085

PHONE: (614) 485-9000

WWW.LANDMARKSURVEY.COM

DATE: 4/18/24 FILE NO. XXXXXXXX

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET

DEMONTE COOK
I.N. 202402150015677

LOT 91

S 86°46'10" E 130.00'

POINT OF BEGINNING
TRACT 1

1/2" IPF

3/4" IPF
S 17°58'02" E
0.44'

C HOLDINGS LLC
I.N. 202403200026909
P.I.D. 010-108528

LOT 90
0.119 ACRES

5200.154 S.F.

TRACT 1
VACANT

N 86°46'10" W 130.00'

RECEIVED

MAY 17 2024

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

LOT 89
0.119 ACRES

5200.154 S.F.

TRACT 2
VACANT

N 86°46'10" W 130.00'

POINT OF BEGINNING
TRACT 2

LINDALE ADDITION
P.B. 16, PG. 37

LOT 88

STEVE CORLEY
O.R. 28434A04

3/4" IPF

3/4" IPF

16TH AVENUE 50'

P.B. 16, PG. 37

DELBERT ROAD 50'
P.B. 16, PG. 37

ALLEY 20'
P.B. 16, PG. 37