

**BASIS OF BEARINGS:**  
 THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. 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 RODGERS AVENUE, HAVING A BEARING OF NORTH 08°26'51" 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 39049C0309K, 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"

RODGERS AVENUE 50'  
 P.B. 4, PG. 262

ALLEY 15'  
 P.B. 4, PG. 262

**RECEIVED**

NOV 22 2024

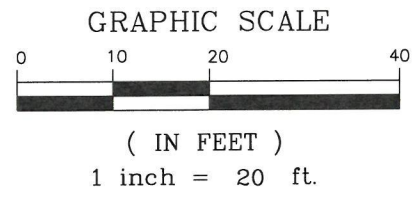
**FRANKLIN COUNTY ENGINEER**  
 BRAD FOSTER, P.E., P.S.

SURVEY OF  
**LOTS 89 & 90**  
 LYING IN  
 COTTAGE PLACE ADDITION  
 PLAT BOOK 4, PAGE 262  
 VIRGINIA MILITARY SURVEY  
 NO. 1393  
 CITY OF COLUMBUS, COUNTY OF FRANKLIN  
 STATE OF OHIO

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN OCTOBER 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* 11/1/24

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



**LEGEND**

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- ⊙ RBS REBAR SET
- \*— EXISTING FENCE LINE

**LANDMARK**  
 SURVEY GROUP  
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 WORTHINGTON OH. 43085  
 PHONE: (614) 485-9000  
 WWW.LANDMARKSURVEY.COM

DATE: 10/30/24 FILE NO. NCH1-JOB90-SPL

DRAWN BY: DJH