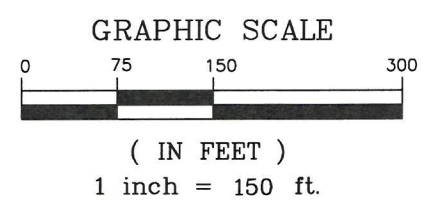
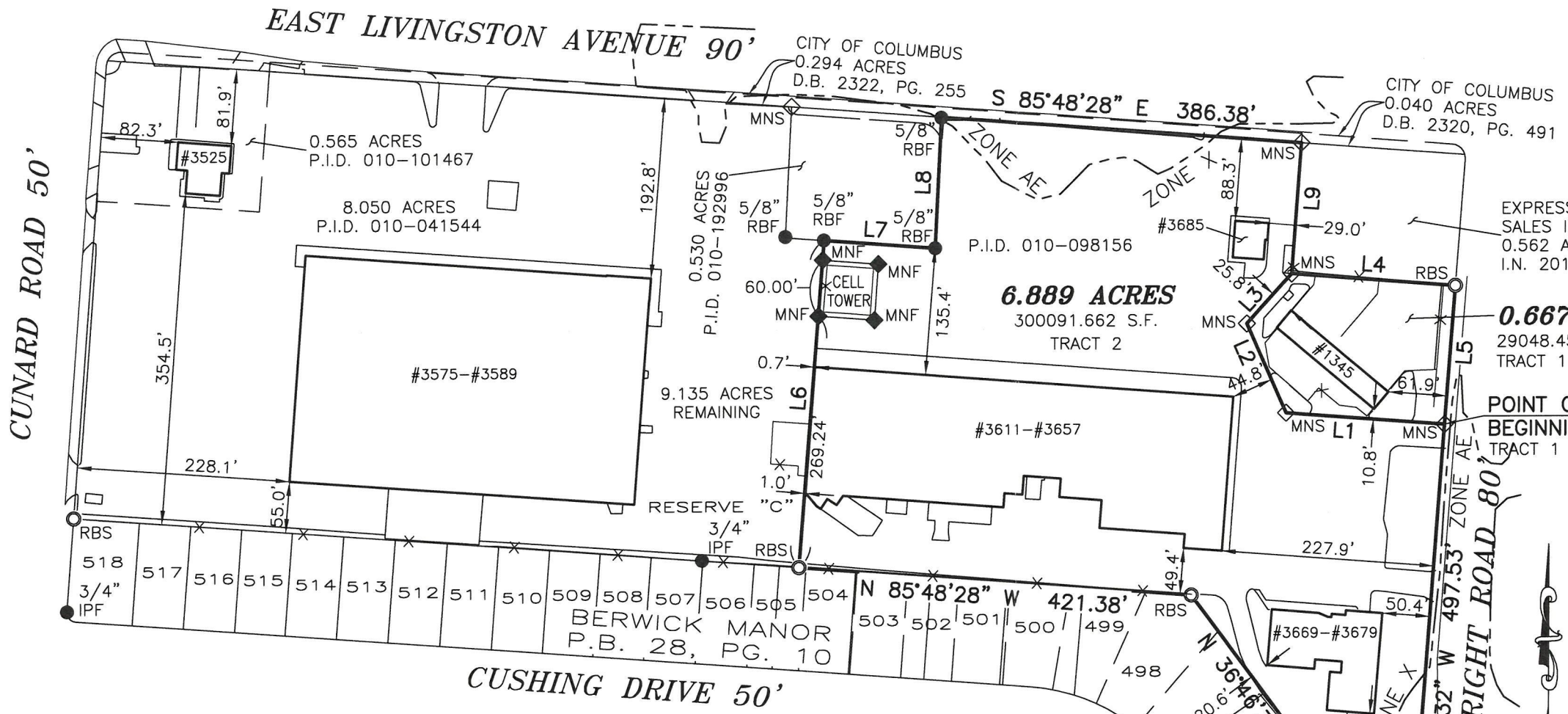


SURVEY OF
0.667 ACRES & 6.889 ACRES
 LYING IN
 PART OF RESERVE "C"
 BERWICK MANOR
 PLAT BOOK 28, PAGE 10
 CITY OF COLUMBUS, COUNTY OF FRANKLIN
 STATE OF OHIO



BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (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 SOUTHERLY LINE OF EAST LIVINGSTON AVENUE, HAVING A BEARING OF SOUTH 85°48'28" EAST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES PARTLY IN ZONE AE (AREA WITHIN THE 1% ANNUAL CHANCE FLOOD) AND PARTLY ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0334L, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 85°48'28" W	169.89'
L2	N 24°02'25" W	104.34'
L3	N 42°10'13" E	71.84'
L4	S 85°48'28" E	175.00'
L5	S 04°10'32" W	148.56'
L6	N 04°20'27" E	350.06'
L7	S 85°48'28" E	119.79'
L8	N 02°37'14" E	140.00'
L9	S 04°10'32" W	140.00'

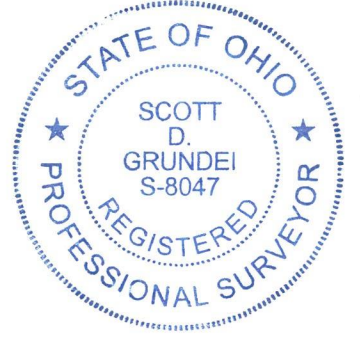
DEED REFERENCE:
 LIVINGSTON COURT MANAGEMENT, LLC
 16.691 ACRES
 I.N. 200305160147018
 P.I.D. 010-101467
 010-041544
 010-098156
 010-192996

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"

CROSS ACCESS NOTE:

A CROSS ACCESS EASEMENT WILL BE OBTAINED WITH THE ADJACENT PROPERTY, AND NO NEW ACCESS TO THE RIGHT-OF-WAY WILL BE PERMITTED FOR THIS NEW PARCEL.



RECEIVED

FEB 05 2025

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

- LEGEND**
- IPF IRON PIN FOUND
 - ◆ RBF REBAR FOUND
 - ◆ MNF MAG NAIL FOUND
 - ◇ MNS MAG NAIL SET
 - RBS REBAR SET
 - ✱ EXISTING FENCE LINE



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

REV: 9/12/24
 REV: 12/30/24 DATE: 7/31/24 FILE NO. SLF24-JB089-SPL

DRAWN BY: DJH

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JULY 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. Grundeel 1/7/25
 SCOTT D. GRUNDEI, P.S.
 REGISTERED SURVEYOR NO. 8047
 DATE