

FCGS 7759 FOUND

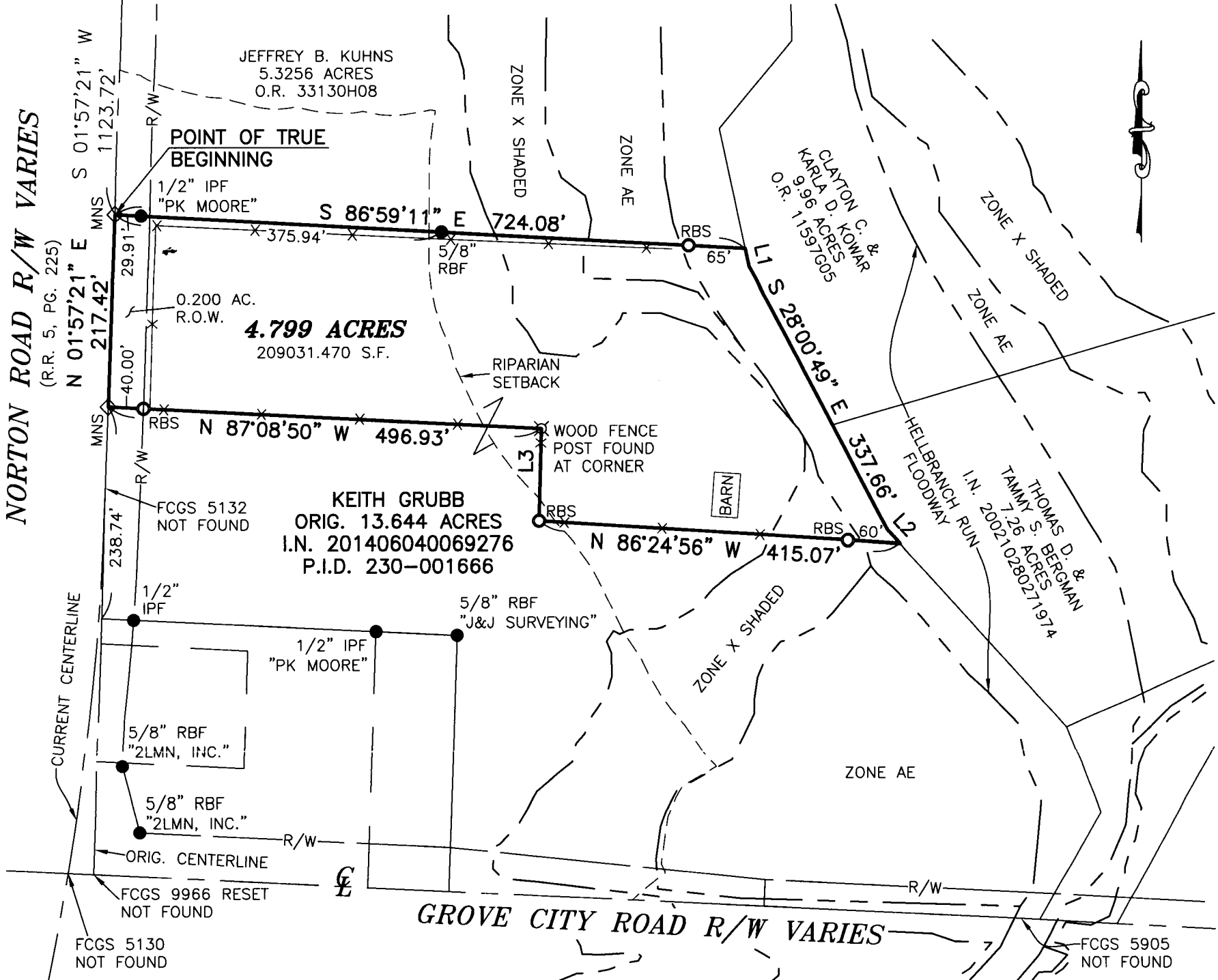
BEGINNING FOR REFERENCE

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- FRANKLIN COUNTY ENGINEER CONTROL MONUMENT BOX FOUND
- RBS REBAR SET
- ◇ MNS MAG NAIL SET
- ✕ EXISTING FENCE LINE

LINE TABLE:

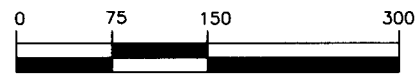
LINE	BEARING	DISTANCE
L1	S 12°21'49" E	20.88'
L2	S 42°52'49" E	21.17'
L3	N 01°26'08" E	104.13'



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 CENTERLINE OF NORTON ROAD, HAVING A BEARING OF SOUTH 01°57'21" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

GRAPHIC SCALE



(IN FEET)

1 inch = 150 ft.

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"

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), ZONE X SHADED (AREA INSIDE THE 0.2% ANNUAL CHANCE FLOOD) AND ZONE AE (AREA INSIDE THE 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0293K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN MAY OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

RECEIVED

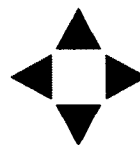
OCT 20 2025

FRANKLIN COUNTY ENGINEER
ALEX W. FOWLER, P.E., P.S.

SURVEY OF
4.799 ACRES

LYING IN
VIRGINIA MILITARY SURVEY
NO. 3811

TOWNSHIP OF PLEASANT, COUNTY OF FRANKLIN
STATE OF OHIO



LANDMARK
SURVEY GROUP

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

DATE: 5/28/25 FILE NO. SLF25-JB056-SPL

DRAWN BY: DJH

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

DATE

Scott D. Grundei 6/5/25