

RECEIVED

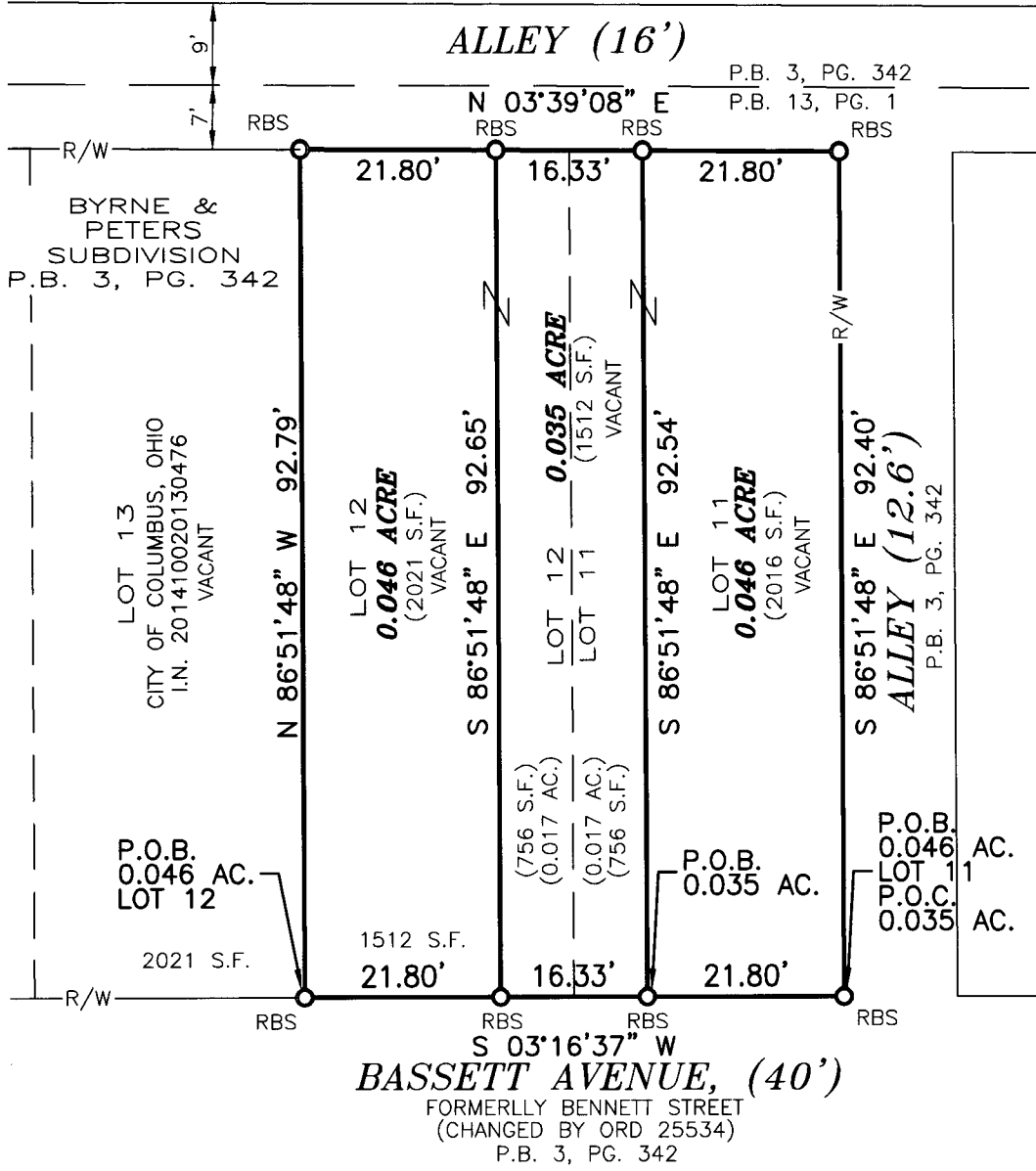
JAN 15 2026

LEGEND

- IPF IRON PIN FOUND
- RBS REBAR SET
- S.F. SQUARE FEET
- AC. ACRES
- R/W RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

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

DEED REFERENCE:  
CITY OF COLUMBUS, OHIO  
I.N. 201410020130476  
P.I.D. 010-056560 (LOT 12)  
& 010-018662 (LOT 11)



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 WESTERLY RIGHT-OF-WAY OF BASSETT AVENUE, HAVING A BEARING OF S 03°16'37" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

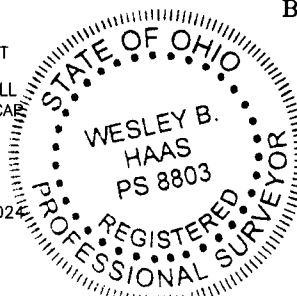
FLOOD NOTE:

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 06/17/2008, 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 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

SURVEY OF  
LOTS 11 & 12

LYING IN  
HALF SECTION 3, TOWNSHIP 5, RANGE 22  
REFUGEE LANDS  
BYRNE & PETERS SUBDIVISION  
PLAT BOOK 3, PAGE 342  
CITY OF COLUMBUS,  
COUNTY OF FRANKLIN  
STATE OF OHIO



LANDMARK  
SURVEY GROUP

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WORTHINGTON OH. 43085  
PHONE: (614) 485-9000  
WWW.LANDMARKSURVEY.COM

DRAWN BY: JL

WESLEY B. HAAS  
REGISTERED SURVEYOR NO. 8803

07/31/25  
DATE