

RECEIVED

TREE NOTE:

A TREE WILL BE PROVIDED PER THE SIZE REQUIREMENTS IN SECTION 3321.13. THE FINAL LOCATION OF THE TREE WILL BE DETERMINED AT THE TIME THAT LANDSCAPING IS INSTALLED

SURVEY OF
LOT 102 & 103

LYING IN
CHARLES J. WETMORE'S ADDITION
PLAT BOOK 3, PAGE 306
HALF SECTION 14, TOWNSHIP 5, RANGE 22,
REFUGEE LANDS
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) 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 (ODOT RTN). THE PORTION OF THE EASTERLY LINE OF NORTH OHIO AVENUE, HAVING A BEARING OF N 03°48'08" E 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 39049C0326K, 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 OCTOBER 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.



Wesley B. Haas
WESLEY B. HAAS
REGISTERED SURVEYOR NO. 8803
11/07/25
DATE

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

DATE: 11/04/25 FILE NO. SLF23-JB202-MISC3

MAR 23 2026
FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

CHARLES J.
WETMORE'S ADDITION
P.B. 3, PG. 306

LOT 104

LP168 PROPERTY LLC
I.N. 202011240187644

S 86°11'54" E 128.04'

THE PEOPLES
INVESTMENT GROUP, LLC
I.N. 202208110116737
P.I.D. 010-009486

LOT 103
0.088 ACRES

3840.764 S.F.
TRACT 1
VACANT

GRAVEL

30.00'

S 03°50'40" W
ALLEY 20'
P.B. 3, PG. 306

N 86°11'54" W 128.01'

LOT 102
0.088 ACRES

3840.104 S.F.
TRACT 2

PROPOSED
18'x18'
ASPHALT OR
CONCRETE
PARKING AREA

30.00'

N 86°11'54" W 127.99'

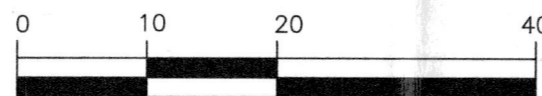
LOT 101

BEM HOMES, LLC
I.N. 202306260062626

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- ✕ EXISTING FENCE LINE
- 🌳 PROPOSED TREE
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE
- S.F. SQUARE FEET
- P.B. PLAT BOOK
- I.N. INSTRUMENT NUMBER
- PG. PAGE

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

(ORD 178-31)
OHIO AVENUE 60'
(F.K.A. WETMORE AVENUE, P.B. 3, PG. 306)
N 03°48'08" E

POINT OF BEGINNING
TRACT 1

POINT OF BEGINNING
TRACT 2

DRAWN BY: JL