



LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- ⊕ UTILITY POLE
- ⊕ GUY WIRE ANCHOR
- ⊕ FIRE HYDRANT
- ⊕ WATER TAP
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ DECIDUOUS TREE
- XXX--- EXISTING CONTOUR LINE
- B/C BACK OF CURB

DEED REFERENCE:
DAVID K. LOWE,
SUCCESSOR TRUSTEE
I.N. 202310120107093
P.I.D. 020-004484

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). 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.

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"

SOURCE BENCHMARK:

FRANKLIN COUNTY ENGINEER MONUMENT "BEXLEY" BEING A BRASS PLAQUE ON THE TOP OF A ONE FOOT SQUARE CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF EAST BROAD STREET AND WESTLAND AVENUE, 6.5 FEET SOUTH OF THE CURB FACE OF EAST BROAD STREET, 18 FEET WEST OF THE CENTERLINE OF WESTLAND AVENUE, 12 INCHES ABOVE THE GROUND. ELEV.=780.08 NAVD 88 DATUM

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 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

BOUNDARY & TOPOGRAPHIC SURVEY OF
1.100 ACRES
 LYING IN
 BLOCK 10
 LOTS 7, 11 & PART OF LOT 12
 AMENDED PLAT OF BULLITT PARK
 PLAT BOOK 5, PAGE 138
 CITY OF BEXLEY, 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: 1/15/24
 REV: 3/27/24 FILE NO. YFH1-JOB02-MISC

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JANUARY OF 2024 AND MARCH 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. Grunde 3/27/24

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

DATE



DRAWN BY: DJH