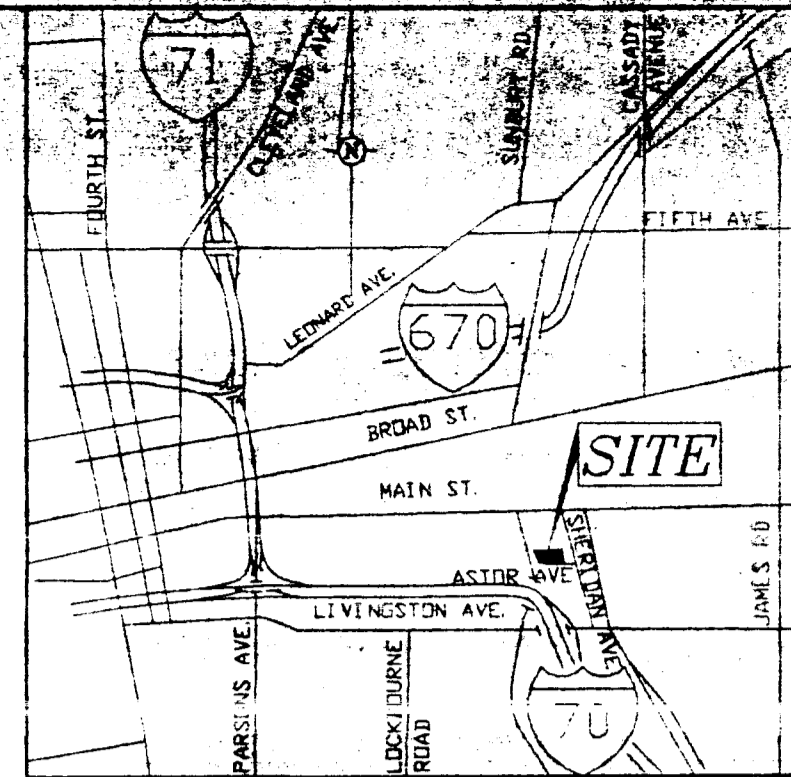


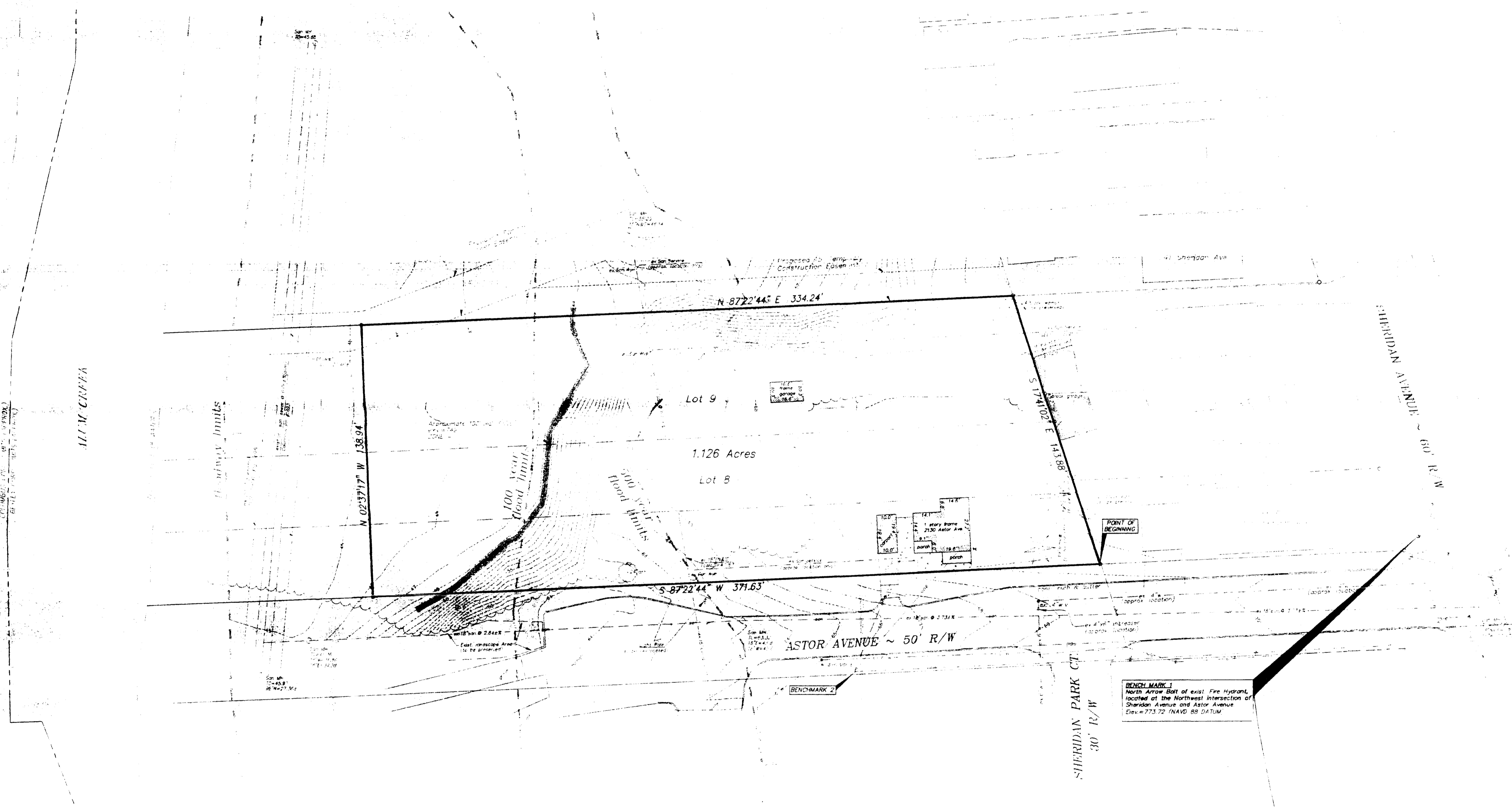
**BOUNDARY/TOPOGRAPHIC SURVEY FOR  
WOODSVIEW AT BEXLEY**  
SITUATED IN AND BEING PART OF  
LOTS 8 & 9, BEXLEY DRIVE SUB. NO. 2, P.B. 14, PG. 1  
CITY OF BEXLEY, FRANKLIN COUNTY, OHIO



**LOCATION MAP**  
No Scale

**LEGEND**

- 3/4" Iron Pipe (Found/Set)
- ⊙ PK Nail (Found/Set)
- ▲ Railroad Spike (Found/Set)
- ☐ Catch Basin
- ☐ Sewer Manhole or Grease Trap
- ☐ Sanitary Sewer Cleanout
- ☐ Fire Hydrant
- ☐ Water Valve
- ☐ Gas Valve
- ☐ Light or Utility Pole
- ☐ Sign Pole
- ☐ Utility Pole Anchor
- ☐ Pad-Mounted Transformer
- ☐ Utility Line Post Mark
- ☐ Telephone Pedestal
- ☐ Overhead Utility Line
- ☐ Underground Utility Line
- ☐ Storm Sewer Line
- ☐ Sanitary Sewer Line
- ☐ Water Line
- ☐ Fence Line
- ☐ Flood Limits as Shown on Franklin County GIS Mapping



**UTILITY SERVICES**

**Gas Service:**  
Columbia Gas of Ohio, Inc.  
970 West Goodale Boulevard  
Columbus, Ohio 43212  
614-460-2093

**Electric Service:**  
American Electric Power  
215 N. Front Street  
Columbus, Ohio 43215  
614-464-7700

**Telephone Service:**  
Ameritech  
160 East Gay Street  
Columbus, Ohio 43215  
614-223-7162

**Water Mains, Storm Sewer & Sanitary Sewer:**  
City of Bexley  
2242 E. Main St.  
Bexley, Ohio  
614-225-0956

Situated in the State of Ohio, County of Franklin, City of Bexley, and being part of Lot 8 and Lot 9 of Bexley Drive Subdivision No. 2 as shown in Plat Book 14, Page 1, Franklin County Recorder's Office, and containing 1.126 acres of land, more or less, and being more particularly described as follows:

beginning at a 3/4" iron pipe found at the southeast corner of said Lot 8, and going in the North 87°22'44" East, the line of Lot 8, a distance of 334.24 feet to a 3/4" iron pipe set in the north line of Lot 9 and being in the south line of Lot 10, the southeast corner of Lot 8, the southwest corner of Lot 11 and the north-east corner of Lot 7;

Thence North 2°27'11" West, with a new line, across and through said Lot 8 and Lot 9, a distance of 132.04 feet to a 3/4" iron pipe set in the north line of Lot 9 and being in the south line of Lot 10;

Thence North 87°22'44" East, with the north line of said Lot 9, a distance of 143.88 feet to the southeast corner of Lot 9, the southwest corner of Lot 11 and the north-east corner of Lot 7;

Thence South 17°41'22" East, with the east line of said Lot 9 and Lot 8 and the west line of said Lot 5, Lot 6 and Lot 7, a distance of 143.88 feet, returning to the point of beginning and containing 1.126 acres of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record.

**Basis of Bearings:** The north line of Lot 8 of said Bexley Drive Subdivision No. 2 was assigned an assumed bearing of North 87°22'44" East, and all other bearings were computed therefrom.

The above description was written by Robert E. Shuman, Ohio Professional Surveyor No. 6302, of Geo. C. Truitt & Co., Inc., and is based upon the results of an actual field survey of the premises performed in July, 2002.

**SURVEYING NOTES**

**Basis of Bearings:** The bearings shown herein are based on an assumed meridian, and are for the purpose of showing angular relations only.

**Bench Marks:** Benchmark 1 - The north flange bolt on a fire hydrant located at the northwest corner of the intersection of Sheridan Ave. and Astor Ave. Benchmark 2 - 0" dia. nail set in the north side of a power pole on the south side of Astor Ave. approximately 120 feet west of Sheridan Park Court was assigned an elevation of 752.59. These elevations were determined by a differential level loop run from Franklin County Benchmark 13, which has an elevation of 755.42 (NAVD 88 Datum).

All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049 C 0255 G (effective date August 2, 1995), the property shown herein lies within the following three zones:  
Zone A2 - 100-year flood, base flood elevations determined;  
Zone A - Special Flood Hazard Area of 500-year flood, base flood elevations determined;  
Zone X - Areas of less than 1 foot of water with drainage areas less than 1 square mile and areas of less than 1 square mile with drainage areas less than 1 square mile and areas determined to be outside 500-year floodplain.

All 100 to all spot elevations shown.

Current City of Bexley Zoning - P-E (Single Family Residential) Setback Restrictions - Front: 30' or average distance to existing residences. Rear: 20' or 10' depth, not to exceed 30'. Side: 1/8 of lot width, not to exceed 5'.

This survey was completed WITHOUT the benefit of a current Title Insurance Policy.

The utilities and services shown on this drawing were located based upon a visual inspection of the ground and utility records. No other utilities or services were located.

Underground utilities were NOT physically located.

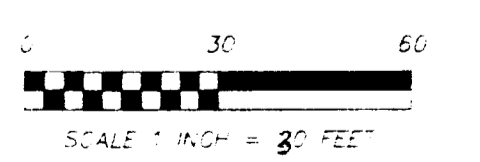
Trees, shrubs, irrigation lines, and any other landscape improvements were NOT located.

The field work was performed during July, 2002.

ODPS Reference Numbers: 715-028-016 & 715-028-017.

Field location of Underground Utilities: 1-800-362-2764.

*Robert E. Shuman* 10/03/02  
Professional Surveyor No. 6302



**Geo-Graphics, Inc.**  
Land Surveying & Civil Engineering  
3321 Livingston Avenue Columbus, Ohio 43227  
Phone 614-221-1016 Fax 614-231-2018

**BOUNDARY/TOPOGRAPHIC SURVEY FOR  
WOODSVIEW AT BEXLEY  
LOTS 8 & 9, BEXLEY DRIVE SUB. NO. 2  
2130 ASTOR AVE. CITY OF BEXLEY  
FRANKLIN COUNTY, OHIO**

SCALE 1"=30' DRAWN LCP CHECKED OMS DATE 10/03/02 SHEET 1 OF 1