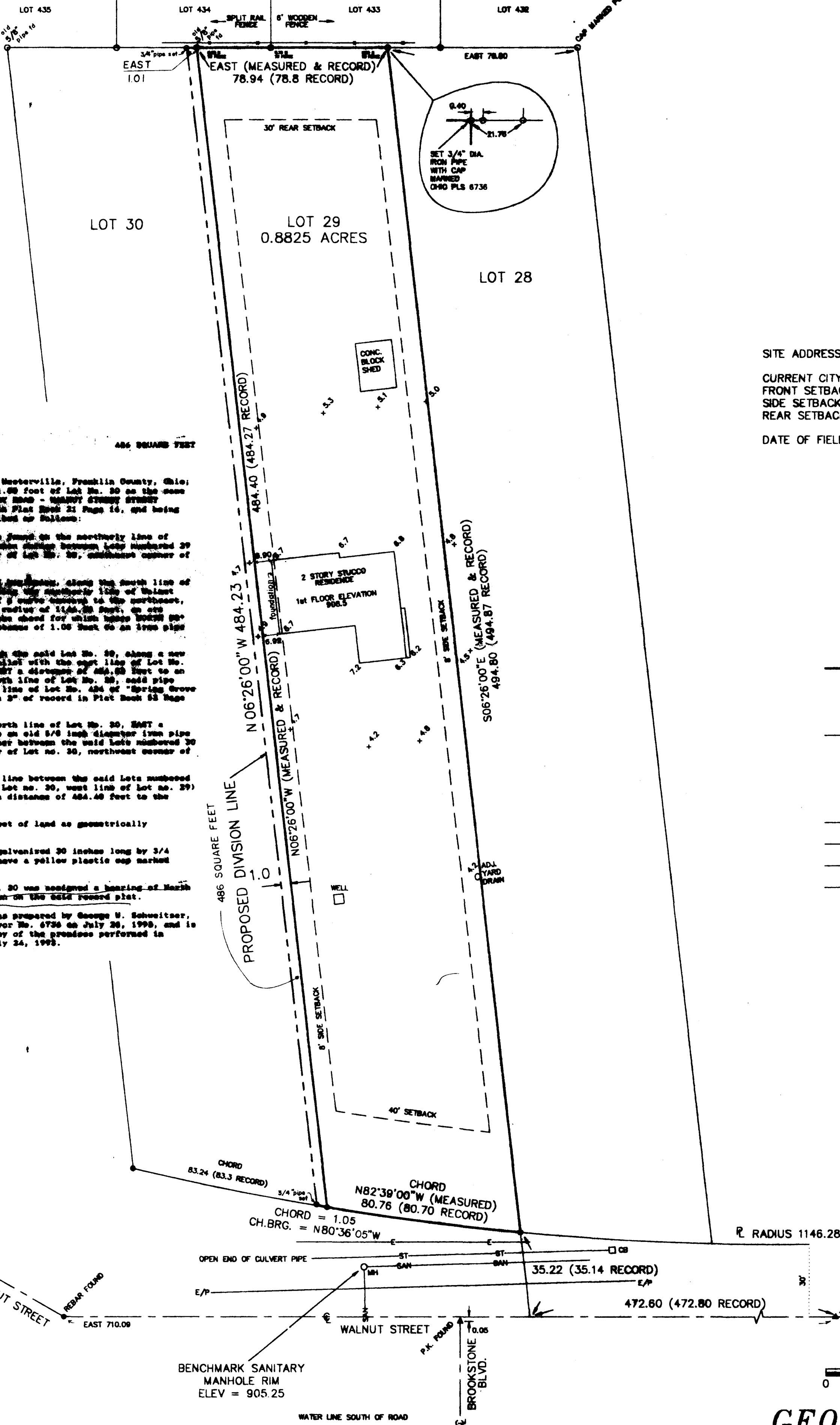


# SURVEY FOR WALTER & GAIL LUNDSTOM

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN  
CITY OF WESTERVILLE, BEING LOT NO. 29 OF "SUNBURY ROAD-  
WALNUT STREET SUBDIVISION", OF RECORD IN PB 21, PG 16

DRAWING REVISED 7-24-93  
TO INCLUDE THE EASTERLY 1.0 FT.  
OF LOT 30

SPRING GROVE EXTENSION NO. 3  
SECTION 2, PB 53, PG. 9



### NOTES

SITE ADDRESS: 1218 WALNUT STREET  
CURRENT CITY OF WESTERVILLE ZONING: R-2  
FRONT SETBACK MIN. 40 FT.  
SIDE SETBACK MIN. 8 FT. EACH  
REAR SETBACK MIN. 30 FT.  
DATE OF FIELD SURVEY: 10/28/92  
7-24-93

### LEGEND

- 3/4" IRON PIPE FOUND
- IRON ROD FOUND
- ▲ R.R. SPIKE FOUND
- PROPERTY LINE
- ⊕ UTILITY POLE
- ∨ GRASS / LANDSCAPE AREA
- X — WOOD FENCE
- CI CURB INLET
- MH MANHOLE
- CB CATCH BASIN
- W — WATER LINE
- ST — STORM SEWER
- E — ELECTRIC LINE
- SAN — SANITARY SEWER
- E/P EDGE OF PAVEMENT
- ⊙ SPOT ELEVATION  
(ADD 900.00ft TO ALL SPOT ELEV)

### LEGAL DESCRIPTION

486 SQUARE FEET

Situated in the City of Westerville, Franklin County, Ohio; and being the easterly 1.00 foot of Lot No. 30 as the same is delineated on "SUNBURY ROAD - WALNUT STREET SUBDIVISION" of record in Plat Book 21 Page 16, and being more particularly described as follows:

Beginning at an iron pin found on the northerly line of Walnut Street at the corner between Lots numbered 29 and 30 (northeast corner of Lot No. 30, southeast corner of Lot No. 29);

thence from the point of beginning, along the south line of said Lot No. 30, side being the northerly line of Walnut Street, along the arc of a curve towards the northeast, the said curve having a radius of 1146.28 feet, an arc distance of 1.00 feet, the chord for which bears S89° 30' 00" W an chord distance of 1.00 feet to an iron pipe set;

thence across and through the said Lot No. 30, along a new division line being parallel with the east line of Lot No. 29, bearing S6° 26' 00" EAST a distance of 484.40 feet to an iron pipe set in the north line of Lot No. 29, said pipe also being in the south line of Lot No. 484 of "Spring Grove Extension No. 3, Section 2" of record in Plat Book 53 Page 9;

thence along the said north line of Lot No. 30, EAST a distance of 1.01 feet to an old 3/4 inch diameter iron pipe found at the corner between the said lots numbered 30 and 29 (southeast corner of Lot No. 30, northwest corner of Lot No. 29);

thence along the common line between the said Lots numbered 30 and 29 (east line of Lot No. 30, west line of Lot No. 29) SOUTH 84° 24' 00" EAST a distance of 484.40 feet to the point of beginning.

Containing 486 square feet of land as geometrically described herein.

All iron pipes set are galvanized 30 inches long by 3/4 inches in diameter and have a yellow plastic cap marked "Ohio P.L.S. 6726".

The east line of Lot No. 30 was assigned a bearing of North 06° 26' 00" East as shown on the 6524 record plat.

The above description was prepared by George W. Schweitzer, Ohio Professional Surveyor No. 6736 on July 26, 1993, and is based upon a field survey of the premises performed in October 28, 1992 and July 24, 1993.

*George W. Schweitzer*



**GEO GRAPHICS**  
LAND SURVEYING & CIVIL ENGINEERING  
744 JONSOL COURT GAHANNA, OHIO 43230  
614-478-1944