

**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 IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMED BEARING OF N 88°43'58" E FOR THE NORTH LINE OF LOT 363 AND ARE USED TO DENOTE LOT ANGLES ONLY.

**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 39049C 0142G, WITH AN EFFECTIVE DATE OF APRIL, 21, 1999, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**ZONING:**

PROPERTY IS CURRENTLY ZONED R3 - RESIDENTIAL

LOT 364

IPF ONLINE 9.56'W

INGHAM AVENUE 50'

ASPHALT DRIVE

RESIDENCE #4366

LOT 363

MELINDA F. & GARY C. COGLEY  
INST. NO. 200710180182019

OVERBROOK DRIVE 50'  
(UNIMPROVED)

$\Delta=28^{\circ}42'21''$   
 $R=440.57'$   
 $L=220.73'$   
 $CHB=N 74^{\circ}34'19'' E$   
 $CH=218.43'$

$\Delta=00^{\circ}53'00''$   
 $R=2475.00'$   
 $L=38.16'$   
 $CHB=N 89^{\circ}36'03'' E$   
 $CH=38.16'$

1/2" IPF

POINT OF TRUE BEGINNING

$\Delta=06^{\circ}41'20''$   
 $R=267.34'$   
 $L=31.21'$   
 $CHB=N 42^{\circ}03'41'' E$   
 $CH=31.19'$

BEGIN FOR REFERENCE

IPF

N 89°09'33" E  
2.20'

N 87°30'04" W 202.28'

SCHREYER PLACE 50'  
(VACATED ORD. 246-52)

0.088 ACRES  
3819.2 SQ. FT.

$\Delta=03^{\circ}39'45''$   
 $R=1300.00'$   
 $L=83.10'$   
 $CHB=S 35^{\circ}59'25'' W$   
 $CH=83.08'$

- LEGEND**
- IPF 1" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
  - IPS IRON PIN SET
  - ◇ MNS MAG NAIL SET

RESIDENCE #4354

LOT 362

GEORGE L. WEAR  
INST. NO. 200008240170756  
0.401 ACRES (ORIGINAL)

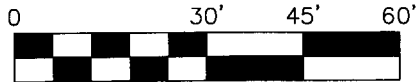
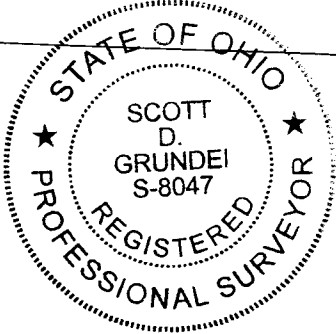
SURVEY OF  
**0.088 ACRES**  
LYING IN  
PART LOT 362 & PT. VACATED SCHREYER PLACE  
ROSEMARY EAST  
PLAT BOOK 18, PAGE 3  
QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 18  
UNITED STATES MILITARY LANDS  
CITY OF COLUMBUS, COUNTY OF FRANKLIN  
STATE OF OHIO

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN APRIL OF 2007 AND MARCH OF 2008 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. Grundeil* 3/7/08

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

DATE



SCALE IN FEET  
SCALE: 1"=30'

**LS** LANDMARK SURVEY  
**GI** GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212  
PHONE: (614) 485-9000 FAX: (614) 485-9003  
DATE: 3/4/08 FILE NO. 95340B

DRAWN BY: BKG