

I-1-I

SUMMIT ST. (50')

E. WALNUT ST. (50')

REFERENCE BEGINNING

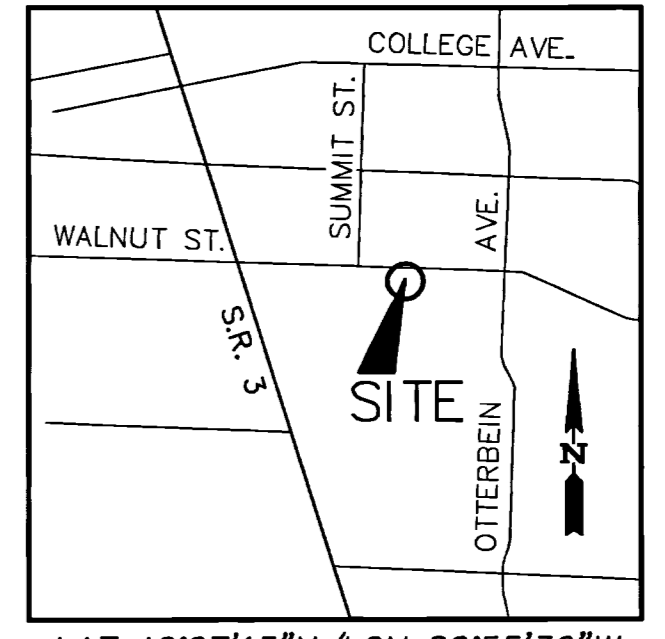
TRUE BEGINNING 0.136 AC.

R/W DROP 0.136 AC.

RECEIVED

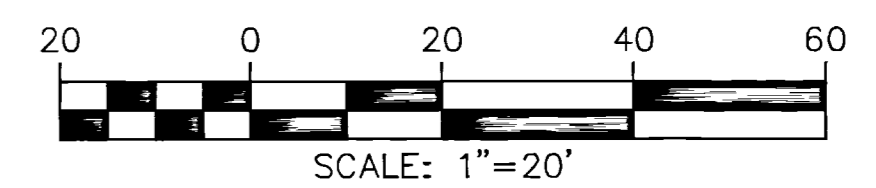
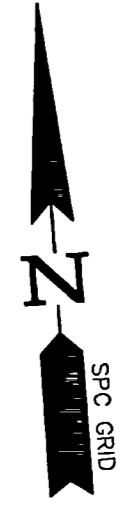
OCT 25 2012

Franklin, Ohio Surveyor
Dean C. Ruppel, S.S.



LAT: 40°07'15\"/>

VICINITY MAP (NOT TO SCALE)



SITUATE

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF WESTERVILLE, LOT 6, QUARTER 2, TOWNSHIP 2 RANGE 17 UNITED STATES MILITARY LANDS.

THOMAS S. & RHONDA L. KITZLER
INS. 200609080180060
1.02 AC.

LEGEND

- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET (5/8\"/>
- MAG NAIL SET

ZONING

SUBJECT PROPERTY IS ZONED "R-2"

MIN LOT AREA = 8000 SQ. FT.
 MIN LOT WIDTH = 70'
 MIN LOT DEPTH = 135'
 MIN FRONT YARD = 30'
 MIN SIDE YARD = 8'
 MIN REAR YARD = 30'
 MAX LOT COVERAGE = 35%
 MAX BLD. HEIGHT = 35'
 MIN PARKING = 2 SPACES/DWELLING (1 MUST BE ENCLOSED)

SURVEY NOTES

- BEARINGS HEREON ARE REFERENCED TO S86°05'05"E FOR THE CENTERLINE OF E. WALNUT ST., SPCS GRID, OH S. ZONE, PER A VRS GPS SURVEY.
- THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT PROVIDED TO THE SURVEYOR. EASEMENTS MAY EXIST ON THE PROPERTY, OR TO THE BENEFIT OF THE PROPERTY, WHICH ARE NOT SHOWN HEREON.
- FLOOD NOTE: SUBJECT PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.E.M.A. F.I.R.M. NO. 39049C0181K, WITH AN EFFECTIVE DATE OF 6/17/08.

BOARD OF EDUCATION OF THE WESTERVILLE CITY SCHOOL DISTRICT
D.B. 1095, PG. 639
INS. 201004090042655
4.867 AC. (TAX)
PID 080-000641

BOARD OF EDUCATION OF THE WESTERVILLE CITY SCHOOL DISTRICT
O.R. 08105, PG. D03
0.807 AC.
PID 080-000641

8' WIDE UTILITY EASEMENT TO BE RESERVED BY THE BOARD OF EDUCATION OF THE WESTERVILLE CITY SCHOOL DISTRICT

BOARD OF EDUCATION OF THE WESTERVILLE CITY SCHOOL DISTRICT
O.R. 08105, PG. D03
1.4236 AC.

1.424 AC. SURVEY
PID 080-000668

BOARD OF EDUCATION OF THE WESTERVILLE CITY SCHOOL DISTRICT
O.R. 10039, PG. B04
0.7254 AC.

0.725 AC. SURV.
PID 080-000640

SPLIT 1.225 AC. TO BE COMBINED W/PID 080-000641

(0.916 AC.)

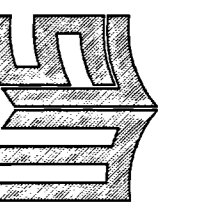
(0.309 AC.)

WESTERVILLE EXEMPTED VILLAGE BOARD OF EDUCATION
D.B. 1181, PG. 54
0.225 AC.

SHEET 1/1

This plat represents the results of an actual field survey performed on the property under my supervision in October, 2012.

WESTERVILLE LAND SURVEYING, LLC



BY Michael P. ...
OHIO PROFESSIONAL SURVEYOR No. 7711

BOUNDARY SURVEY
WESTERVILLE CITY SCHOOLS
135 & 145 E. WALNUT ST., WESTERVILLE, OH 43081

REVISIONS

SCALE: 1"=20'	NO. 12-200
DATE OF SURVEY: 10/24/12	CLIENT: WESTERVILLE SCHOOLS
	CLIENT P.O.: 1302184
	DRAWN BY: 17/49