

PINNEYHILL LANE 48'

BEGIN FOR REFERENCE TRACT 1 TRACT 2

RECEIVED

Franklin County Engineer  
Cornell R. Robertson, P.L., P.S.

S 08°11'00" E 201.00'  
S 08°11'00" E 260.50'

WHAT'S THE POINT?  
PROPERTIES, LLC  
I.N. 200708220148032

SOUTH HIGH STREET 66'

POINT OF TRUE BEGINNING TRACT 1

POINT OF TRUE BEGINNING TRACT 2

175.93'

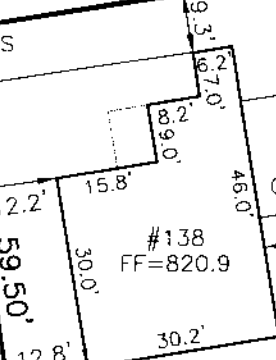
M & D PARTNERS, LLC  
I.N. 200505310103306

0.221 ACRES

TRACT 1

133.0'

JAY V. AND  
JENNIFER M. SCHWANKE  
I.N. 201307180120724



S 81°19'01" W 85.93'

S 08°11'00" E 100.00'

S 81°19'01" W 90.00'

0.234 ACRES

TRACT 2  
VACANT

S 81°19'01" W 175.93'

JOANNA EGER  
D.B. 2179 PG. 370  
I.N. 201306180101305

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING SOUTH 08°11'00" WEST FOR THE EASTERLY LINE OF SOUTH HIGH STREET, BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

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"

ENCROACHMENT NOTE:

THE CONCRETE DRIVE ENCROACHES OVER THE NORTHERLY PROPERTY LINE AS SHOWN HEREON.

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 39049C0151K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN MARCH TO MAY OF 2018 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DRAWN BY: DJH

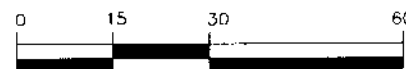
Scott D. Grundeel 6/14/18

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

DATE



GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.

SURVEY OF  
0.454 ACRES

LYING IN

VIRGINIA MILITARY SURVEY NO. 2542  
CITY OF DUBLIN, COUNTY OF FRANKLIN,  
STATE OF OHIO

LS GI LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212

PHONE: (614) 485-9000

FAX: (614) 485-9003

DATE: 5/7/18

FILE NO. 209457B