

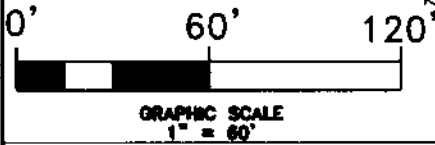
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J&J SURVEYING SERVICES, INC.

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# SURVEY OF 0.091 ACRES IN GLENBRIAR SUBDIVISION



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, AND BEING A PART OF LOTS 7 & 8 OF GLENBRIAR SUBDIVISION AS RECORDED IN PLAT BOOK 38, PAGE 76, FRANKLIN COUNTY RECORDER'S OFFICE.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	110.50'	330.00'	19°11'09"	S 23°51'30" E	109.99'
C2	30.01'	330.00'	5°12'38"	S 36°03'24" E	30.00'
C3	47.12'	30.00'	90°00'00"	N 06°20'17" E	42.43'
C4	46.36'	50.00'	53°07'19"	S 77°53'56" W	44.71'
C5	64.56'	50.00'	73°58'56"	S 67°28'07" W	60.17'
C6	55.35'	50.00'	63°25'15"	N 01°13'58" W	52.56'

### NOTES:

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF LOT 8 AS BEING N 58°23'31" E, AS SHOWN ON THE RECORDED PLAT OF GLENBRIAR SUBDIVISION AS RECORDED IN NPLAT BOOK 38, PG. 76

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THIS PARCEL IS NOT A RESIDENTIAL BUILDING SITE AND IS TO BE CONVEYED TO FRANK E. & MELINDA PETERS TODARO AND IS NOT A BUILDABLE LOT.

LOT 9

GLENBRIAR SUBDIVISION  
PLAT BOOK 38 PG. 76

FRANK E. TODARO &  
MELINDA PETERS TODARO  
O.R. 14402, PG. C13  
LOT 8  
PPN 273-008776-00  
EXISTING AREA  
39,371 SQ. FT.  
0.904 ACRES

10' WIDE  
EASEMENT BY  
PLAT

10' WIDE  
EASEMENT BY  
PLAT

TOTAL AREA NEW  
SPLIT  
3955 SQ. FT.  
0.091 ACRES

3/4" IRON PIPE  
FOUND W/CAP  
"PS 6579"

AREA OUT OF LOT 7  
513 SQ. FT.  
0.012 ACRES

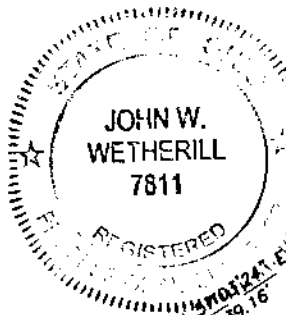
3/4" IRON PIPE  
FOUND

MARGARET A. KUNZ &  
FREDERICK M. FEENEY  
INST. # 200,311,100,360,762  
LOT 7  
PPN 273-008775-00

AREA AFTER SPLIT  
32419 SQ. FT.  
0.744 ACRES

LINE	BEARING	DISTANCE
L1	S 71°40'53" W	22.33'
L2	S 66°54'47" W	20.08'
L3	S 56°52'47" W	15.00'
L4	S 66°09'11" W	53.52'

DANIEL & PEPPER  
BRUNSWICK  
INST. #  
200,302,260,054,625  
LOT 6



### LEGEND

1	Lot Numbers
---	Lot Lines
---	Property Lines
---	Centerline
■	Stone Found
□	Monument Box
○	Iron Pin Set
●	Iron Pin Found
▲	MAG Nail Set
▲	Railroad Spike Found
D.B.	Deed Book
O.R.	Official Record
INSTR. NO.	Instrument Number
IPF	Iron Pin Found
IPF	Iron Pipe Found
RRSF	Railroad Spike Found
MNS	MAG Nail Set
DHS	Drill Hole Set

ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON SEPTEMBER 11, 2017, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

*John W. Wetherill*  
JOHN W. WETHERILL

REG. SURV. 7811

*1/7/2020*

DATE

17-066

REVISED 10/04/19

RECEIVED  
APR 30 2020

Franklin County, Ohio  
Cornell R. Robertson, E.L.L.P.

LOT 6 HANNA HILLS NO. 2  
P.B. 63, PG. 81  
PATRICIA ANN HARDIE & JOHN RAHM  
INST. # 200,809,120,138,563  
PPN 273-008976-00

3/4" IRON PIPE FOUND  
5/8" IPF W/CAP  
"POMROY & ASSOC"  
EX.R

POB 0.091 ACRE  
SW COR LOT 8  
NW COR LOT 6  
3/4" IRON PIPE FOUND W/CAP  
"PS 6579"

SALLY HAMBURGH,  
TRUSTEE OF THE DNS TRUST  
10.606 ACRES  
INST. # 0190807009805

N 00°35'11" W 143.68'  
N 00°35'11" W 200.89'  
N 00°35'11" W 240.00'

N 00°35'11" W 240.00'

N 82°14'19" E 121.27'  
N 85°28'17" E 32.82'  
N 58°23'31" E 60.00'  
S 99°31'21" E 175.13'  
N 44°03'24" E 239.16'

S 74°05'31" W 233.46'  
S 36°03'24" E 30.00'  
N 06°20'17" E 42.43'  
S 77°53'56" W 44.71'  
S 67°28'07" W 60.17'  
N 01°13'58" W 52.56'

S 64°14'23" W 146.92'  
S 38°39'43" E 109.26'  
S 38°39'43" E 169.26'  
S 51°20'17" W 60.00'  
S 51°20'17" W 200.00'

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