

LOT #1  
(LLEWELLYN ESTATES)  
PLAT BOOK 32, PAGE 43

L.D. & D.J. SHORE  
INSTR.#  
201406020067876

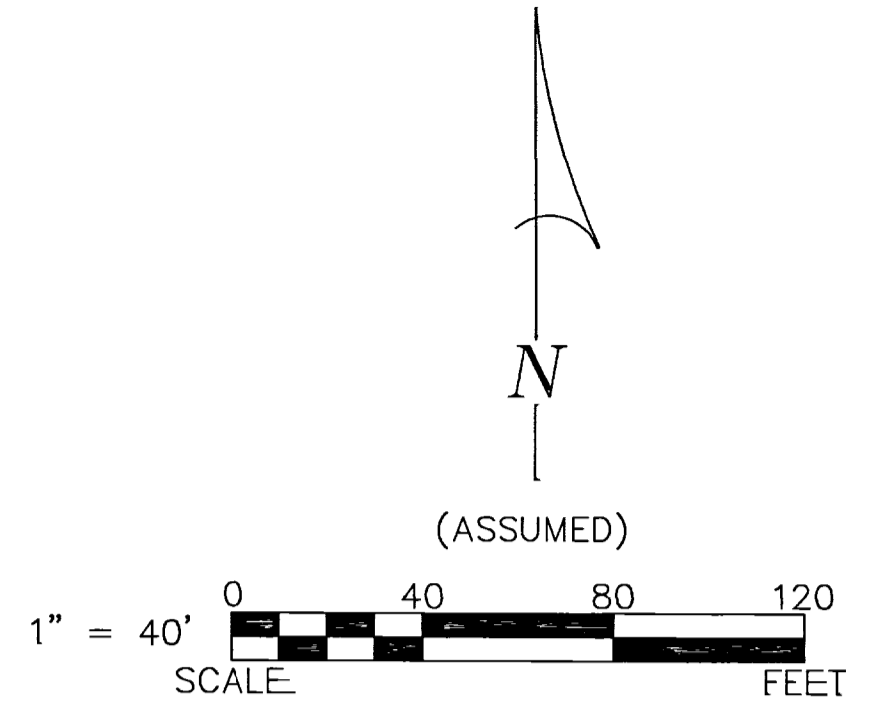
CITY OF  
COLUMBUS  
DB 314 PG 626

BRIGADO INVESTMENTS VI, LLC  
INSTR.#201907020079663  
(1.741 AC. DEED)  
(1.742 AC. CALC. IN PIN 273-001722)

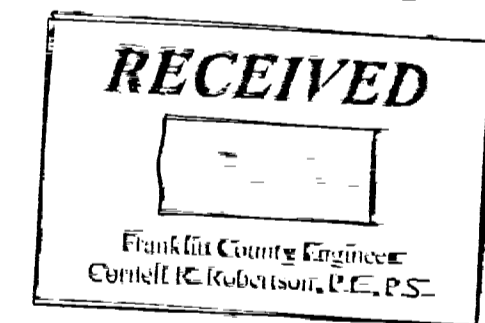
2.907 ACRES  
(COMBINED)  
(0.165 ACRES IN R/W)

BRIGADO INVESTMENTS III, LLC  
INSTR.#202007290109941  
(1.776 AC. DEED)  
(1.165 AC. CALC. IN PIN 273-001776)

PRADHEEP J. SHANKER AND KIRTI R. SHANKER  
INSTR.# 201706260086665



THE BASIS OF BEARINGS IS THE NORTH  
LINE OF BRIGADO INVESTMENTS VI, LLC  
TRACT HELD AT N 78° 55' 00" E.



THE PURPOSE OF THIS SURVEY IS TO  
SUPPORT THE COMBINATION OF THE  
TWO PARCELS SHOWN HEREON.

NOTE: THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH.  
EASEMENTS OR OTHER ENCUMBRANCES ON OR  
OVER THE LAND ARE NOT SHOWN ON THIS SURVEY.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE  
DESCRIBED PROPERTY DURING JUNE/JULY, 2020.  
THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS,  
EASEMENTS, RESTRICTIONS, LEASES OF RECORD  
AND OF RECORDS IN RESPECTIVE UTILITY OFFICES.  
THE BEARINGS REFERRED TO HEREON ARE BASED  
ON AN ASSUMED MERIDIAN AND ARE ONLY FOR  
THE PURPOSE OF ANGULAR MEASUREMENT.

*Victor B. Koehler*  
VICTOR B. KOEHLER, P.S. NO. 7457 DATE 7-30-2020

**LEGEND:**

SET FOUND	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	MONUMENT	D	DEED
⊕	RAILROAD SPIKE	P	PLAT
○	NAIL	SR	SURVEY RECORD
⊙	IRON PIPE	M	MEASURED
⊙	DRILL HOLE	C	CALCULATED
⊙	5/8" ⌀ IRON ROD WITH PERSONALIZED CAP	∅	DIAMETER
●	IRON ROD	🏠	HOUSE
▲	STONE	🏢	GARAGE
■	MONUMENT BOX	🏡	BARN
□	POST	🏠	SHED
⊗	FENCE	C/L	CENTERLINE
		R/W	RIGHT-OF-WAY
		P/L	PROPERTY LINE
		⊙	UTILITY POLE

KOEHLER SURVEYING, INC.  
 P. O. BOX 28 UPPER SANDUSKY, OHIO 43351  
 419-294-5388

SURVEY FOR: GREG ALER  
 BEING A PARCEL OF LAND SITUATED IN PART OF  
 VMS #2418 IN THE CITY OF DUBLIN,  
 FRANKLIN COUNTY, OHIO.

DRAWN:	CHECKED:	REVISIONS:
MSW	VBK	
06-11-20	07-23-20	
	07-30-20	
1 / 1		
20105-S		