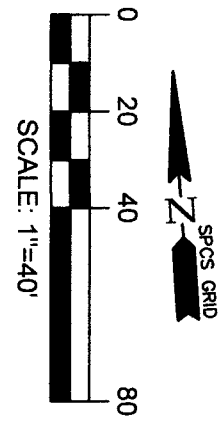


**PROPERTY SPLIT**  
 LOT 1 ~ WESTERBROOK ADD. (P.B. 25, PG. 5)  
 CITY OF WESTERVILLE, FRANKLIN CO., OHIO

WESTERBROOK ADDITION  
 P.B. 25, PG. 5

LOT 2



**C1**  
 R=99.00'  
 L=30.10'  
 Δ=17°25'15"  
 CH=S7718'05"E  
 29.99'

**C2**  
 R=110.00'  
 L=34.39'  
 Δ=17°45'05"  
 CH=S7728'00"E  
 34.25'

**(A)**  
 PRATTSTONE  
 ENTERPRISES L.P.  
 PT. LOT 1  
 1.154 AC.

**(B)** REFERENCE BEGINNING: TRACT 1, TRACT 2  
 TRUE BEGINNING: TRACT 3

**SURVEY NOTES**

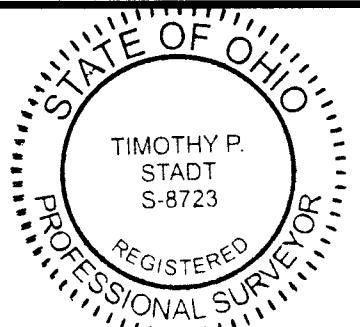
Bearings hereon are referenced to SPCS Grid, OH S. Zone, 2011 adjustment per an Ohio RTN survey and a bearing of North 3°31'28" East for the centerline of right-of-way of Chelsea Lane. Lot Nos. referenced to the plat "Westerbrook Addition", of record in P.B. 25, Pg. 5 unless otherwise noted.

\*\*STORM EASEMENT: PROPOSED IN P.B. 65, PG. 10 (NOT VERIFIED).

- LEGEND**
- ⊙ IRON PIPE FOUND
  - IRON PIN FOUND
  - ⊗ MAG NAIL FOUND
  - IRON PIN SET (5/8" O.D. REBAR 30" LONG W/CAP STADT 8723")
  - R/W PROPERTY LINE
  - P PUBLIC ROAD RIGHT-OF-WAY

**BOUNDARY SURVEY/SPLIT**

LOT 1 ~ WESTERBROOK ADD. (P.B. 25, PG. 5)  
 CITY OF WESTERVILLE, FRANKLIN CO., OHIO



This plat is based on the results of an actual field survey performed on the property under my supervision in October, 2021.

BY *Timothy P. Stadt*  
 OHIO PROFESSIONAL SURVEYOR No. 8723

WESTERVILLE  
 LAND  
 SURVEYING, LLC  
 125 E. HOME ST. STE A  
 WESTERVILLE, OH 43081  
 (614) 899-2209  
 DRAWING NAME: 22184BS.DWG

DATE: 6/13/2022 REVISED:  
 JOB No.: 21-310 F.B./PG.: 35/59  
 CLIENT: MS. STACEY PRATT  
 CLIENT P.O.: N/A