

# BOUNDARY SURVEY/SPLIT

## PT. LOT 13 ~ ELMWOOD ADDITION

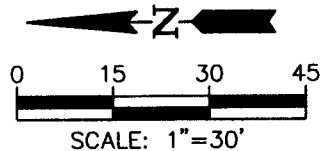
### P.B. 7, PG. 492

WESTERVILLE, FRANKLIN CO., OHIO

# RECEIVED

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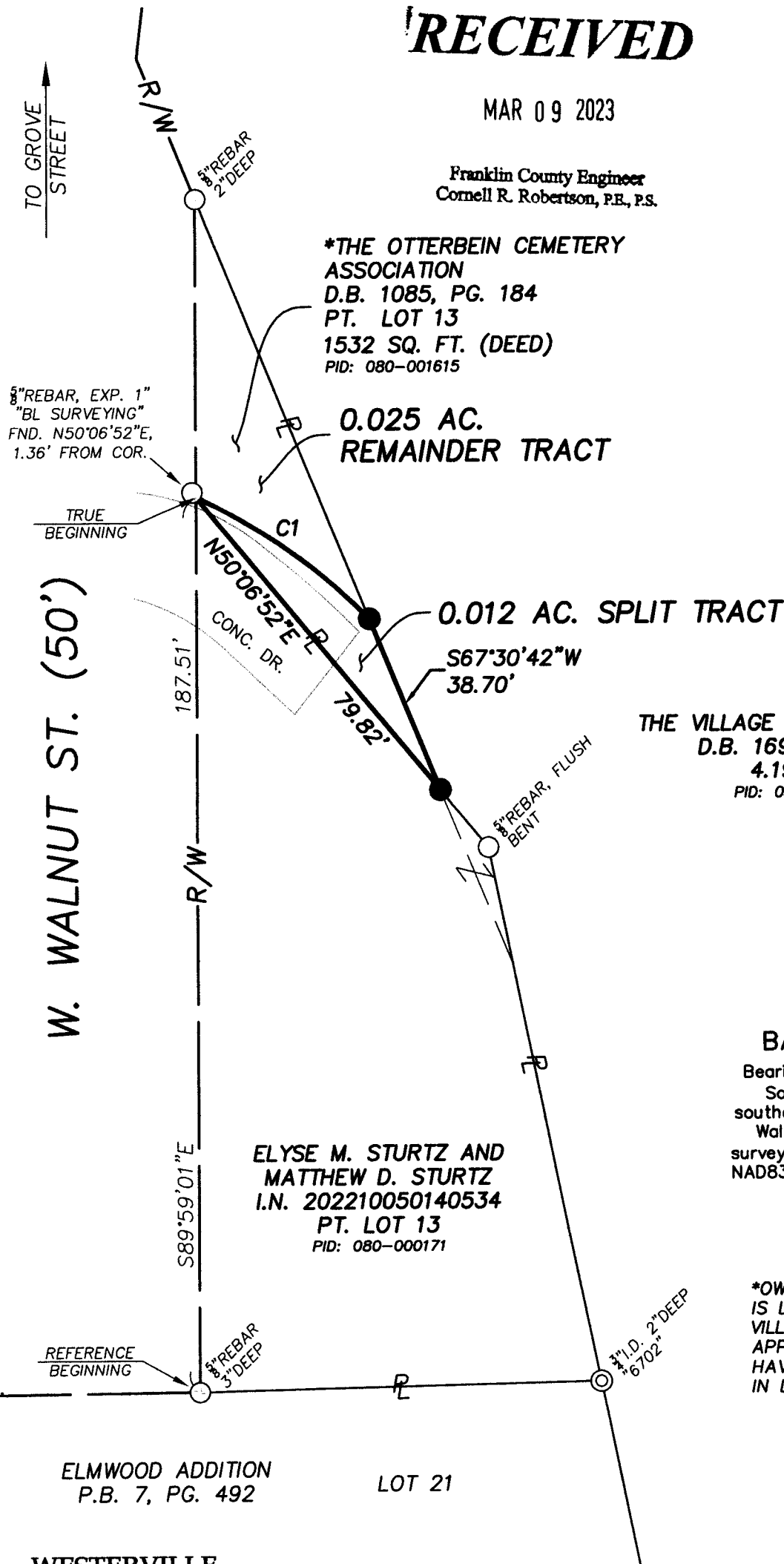
Franklin County Engineer  
Cornell R. Robertson, P.E., P.S.



### LEGEND

- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET ("STADT 8723")
- ℙ PROPERTY LINE
- R/W PUBLIC ROAD RIGHT-OF-WAY

**C1:**  
 $R=120.00'$   
 $L=44.67'$   
 $D=2119'50''$   
 $CH=44.42'$   
 $CHB=S35^{\circ}00'47''W$



**\*THE OTTERBEIN CEMETERY ASSOCIATION**  
 D.B. 1085, PG. 184  
 PT. LOT 13  
 1532 SQ. FT. (DEED)  
 PID: 080-001615

**0.025 AC. REMAINDER TRACT**

**0.012 AC. SPLIT TRACT**

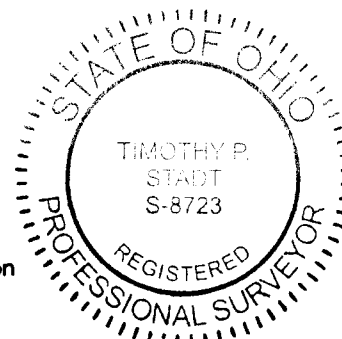
**THE VILLAGE OF WESTERVILLE**  
 D.B. 1691, PG. 199  
 4.197 AC.  
 PID: 080-000817

**ELYSE M. STURTZ AND MATTHEW D. STURTZ**  
 I.N. 202210050140534  
 PT. LOT 13  
 PID: 080-000171

### BASIS OF BEARINGS

Bearings herein are referenced to South  $89^{\circ}59'01''$  East for the southerly right-of-way line of West Walnut Street per an Ohio RTN survey (SPCS grid, Ohio South Zone, NAD83, 2011 adjustment, US Survey Feet).

**\*OWNER FOR PARCEL 080-001615 IS LISTED BY THE AUDITOR AS VILLAGE OF WESTERVILLE. IT APPEARS THAT THIS PARCEL MAY HAVE BEEN INCORRECTLY OMITTED IN D.B. 1691, PG. 199.**



ELMWOOD ADDITION  
P.B. 7, PG. 492

LOT 21

**WESTERVILLE LAND SURVEYING, LLC**

7821 ROYAL PARK DR.  
LEWIS CENTER, OH 43035  
(614) 899-2209  
DRAWING NAME: 23122SPLIT.DWG

This plat is based on the results of an actual field survey performed on the property under my supervision in February, 2023.

DATE: 3/2/23      REVISED:  
 JOB No.: 23-122      F.B./PG.: 39/21  
 CLIENT: CITY OF WESTERVILLE  
 CLIENT P.O.: P1020198

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