

SPRING HILL DRIVE 50'

P.B. 16, PG. 70

POINT OF BEGINNING TRACT 1

R/W
3/4" IPF
S 67°24'43" E
0.82'

S 85°57'39" E 160.40'

GINA DUNSKY CORNWELL &
NICHOLAS CORNWELL
I.N. 202206030083632

N 02°54'11" E
82.00'

0.302 ACRES

13146.366 S.F.

TRACT 1

LOT 42

Approved by the Director of Development
Upper Arlington, Ohio, on 07-15-24 for
attachment to a lot of record. No plat required.

Scott D. Grundei
Director of Development Date 07-15-24

2' ESMT

LOT 43

S 85°57'39" E 160.30'

0.302 ACRES

13137.722 S.F.

TRACT 2

LOT 41

N 02°54'11" E
82.00'

20' VACATED ALLEY
R.R. 17, PG. 129

LOT 44

SHED

EX. RESIDENCE
#3519
(TBR)

40.8'

S 02°58'36" W
82.00'

REDDING ROAD 80'

P.B. 16, PG. 70

N 02°54'11" E
82.00'

N 02°54'11" E
82.00'

3/4" IPF

N 85°57'39" W 160.19'

LOT 45

AMENDED SUBDIVISION OF COMPASS HOMES, INC.
LOTS 6 TO 51 INCLUSIVE I.N. 202307200072825
HAROLD E. DUSENBERRY'S
SCIOTANGY HEIGHTS ACRE ALLOTMENT
PLAT BOOK 16, PAGE 70

3/4" IPF

POINT OF BEGINNING TRACT 2

DEED REFERENCE:

THE TUCKERMAN HOME GROUP, INC.
I.N. 202403280030013
P.I.D 070-005724

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE WESTERLY LINE OF REDDING ROAD, HAVING A BEARING OF SOUTH 02°58'36" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

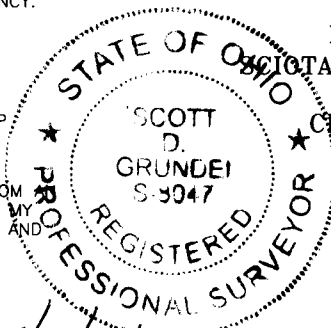
FLOOD NOTE:

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 39049C0168K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM ON THE GROUND SURVEY IN MARCH OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



SURVEY OF TWO (2) 0.302 ACRES TRACTS

LYING IN
LOTS 42, 43 & 44
AMENDED SUBDIVISION OF
LOTS 6 TO 51 INCLUSIVE
HAROLD E. DUSENBERRY'S
SCIOTANGY HEIGHTS ACRE ALLOTMENT
PLAT BOOK 16, PAGE 70
CITY OF UPPER ARLINGTON,
COUNTY OF FRANKLIN
STATE OF OHIO



LANDMARK
SURVEY GROUP

690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

DATE: 4/17/24 FILE NO. TTHG1-JOB14-SPL

DRAWN BY: DJH

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

DATE

Scott D. Grundei 4/24/24