

**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	S 01°24'27" W	58.45'
L2	N 03°51'50" E	49.98'

**BASIS OF BEARINGS:**

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. 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 EASTERLY LINE OF COLLINGWOOD AVENUE, HAVING A BEARING OF N 03°58'39" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

**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, WITH AN ORANGE PLASTIC CAP STAMPED "P.S. 8047".

**FLOOD NOTE:**

THE SUBJECT PROPERTY LIES IN ZONE AE (AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AND ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0334L, WITH AN EFFECTIVE DATE OF 6/16/2011, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

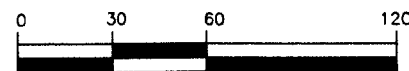
**SURVEY OF  
0.269 ACRES, 0.507 ACRES & 0.667 ACRES**

LYING IN  
PART OF LOTS 240, 241 & 242  
LOWRIE BROTHERS EAST BROAD STREET ALLOTMENT  
PLAT BOOK 8, PAGE 18-A  
CITY OF WHITEHALL, COUNTY OF FRANKLIN  
STATE OF OHIO

**DEED REFERENCE:**

JACOB REHL  
1.442 ACRES  
I.N. 200502230033187  
I.N. 202211220159831  
P.P.N. 090-000855

**GRAPHIC SCALE**



( IN FEET )

1 inch = 60 ft.

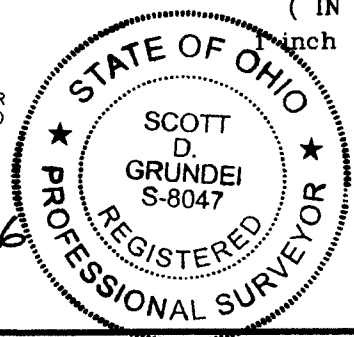
**LEGEND**

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- x- EXISTING FENCE LINE
- TBR TO BE REMOVED

**RECEIVED**

APR 27 2026

FRANKLIN COUNTY ENGINEER  
ADAM W. FOWLER, P.E., P.S.



**CERTIFICATION:**

I HEREBY CERTIFY THAT THE HEREON BOUNDARY SURVEY WAS PREPARED FROM AND ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN NOVEMBER OF 2025.

*Scott D. Grundei 1/12/26*

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

DATE



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DATE: 11/26/25 JOB NO. 25-326