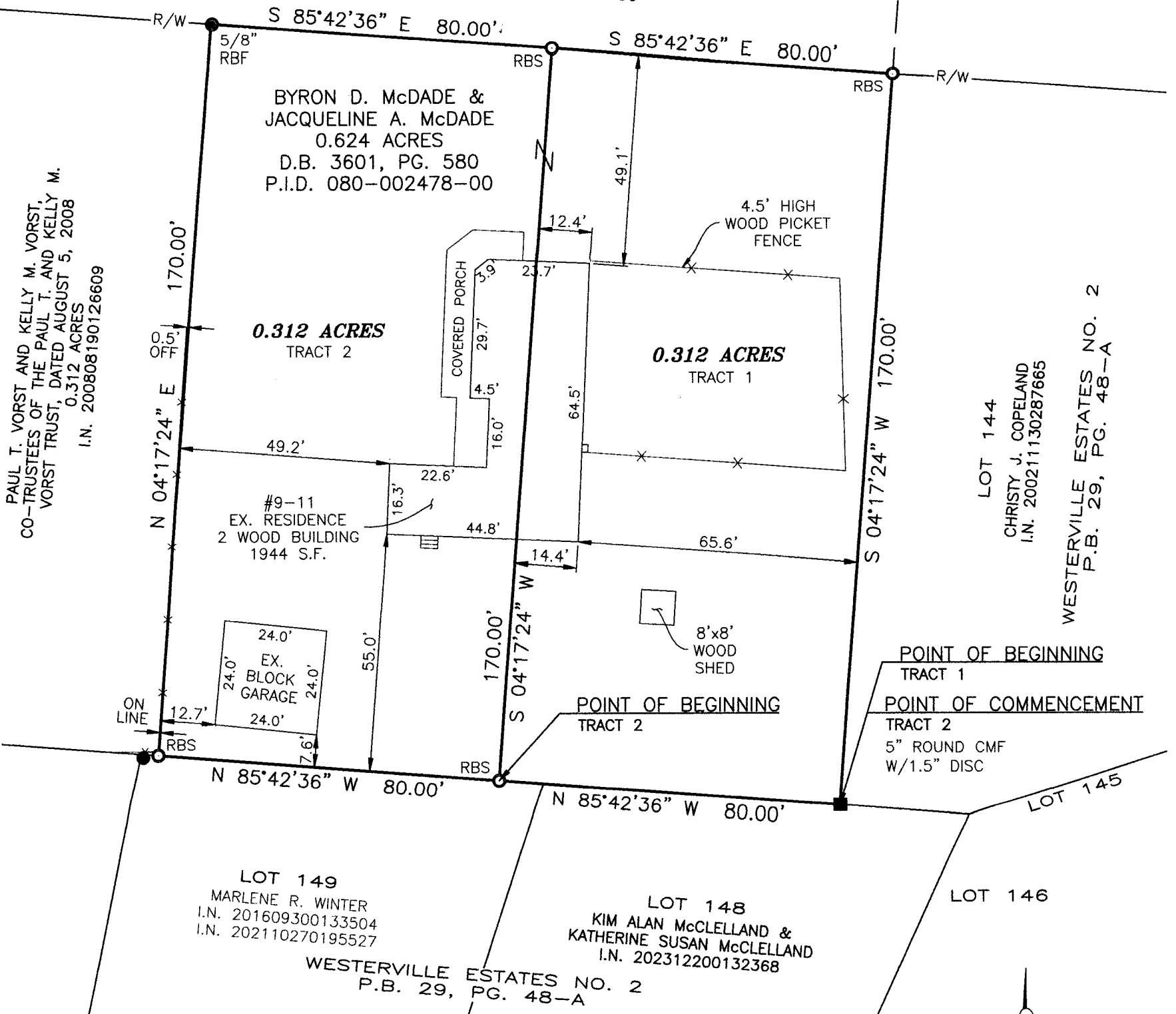


WALNUT HILLS SUBDIVISION  
P.B. 26, PG. 17

MONROE HEIGHTS  
P.B. 25, PG. 17

# EAST WALNUT STREET (60')

R.R. 7, PG. 60  
JAMES E. & HELEN L. JENNINGS  
0.164 ACRE REMAINDER PARCEL  
D.B. 3129, PG. 96



## APPROVED

### WESTERVILLE PLANNING COMMISSION

4/14/26  
Date

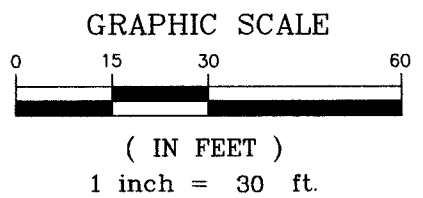
*AS*  
Secretary

ALL IMPROVEMENTS TO BE  
REMOVED

## RECEIVED

MAY 19 2026

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



#### 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 SOUTHERN RIGHT-OF-WAY OF EAST WALNUT STREET, HAVING A BEARING OF S 85°42'36" 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, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

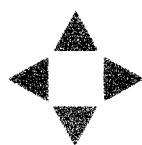
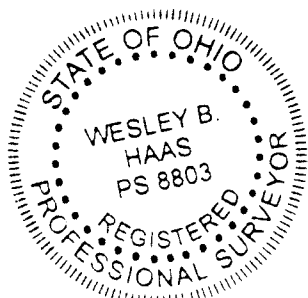
#### FLOOD NOTE:

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 39049C0181K, WITH AN EFFECTIVE DATE OF 06/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JANUARY OF 2026 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) 0.312 ACRE TRACTS

LYING IN  
SECTION 2, TOWNSHIP 2, RANGE 17,  
UNITED STATES MILITARY DISTRICT,  
CITY OF WESTERVILLE, 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: 03/26/26 FILE NO. SLF26-JB012-SPL

DRAWN BY: JL

*Wesley B. Haas* 03/27/26  
WESLEY B. HAAS REGISTERED SURVEYOR NO. 8803 DATE