

**FLOODPLAIN:**  
 PART OF THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) OF FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 39049C0307K (JUNE 17, 2008). THE REMAINDER IS LOCATED IN ZONE AE (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS). THE FLOODWAY AND BASE FLOOD WATER SURFACE ELEVATION HAVE SINCE BEEN REVISED AS DOCUMENTED IN A LETTER OF MAP REVISION DETERMINATION DOCUMENT, CASE NO. 15-05-3155P, EFFECTIVE APRIL 20, 2016. REGULATORY BASE FLOOD WATER SURFACE ELEVATION WAS DETERMINED TO BE 720.4.

**NOTE:**  
 THE SCZP LINE IS NOT APPLICABLE SINCE THIS PROPERTY IS LOCATED WITHIN THE DOWNTOWN DISTRICT AS DEFINED IN CITY CODE 3359.03. THE SCZP IS NOT REQUIRED TO BE SHOWN OR LABELED PER SWDM SECTION 1.

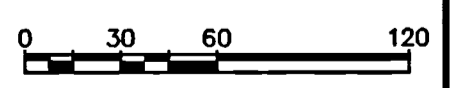
- Curve Data**
- Δ=90°55'27"(M)
  - R=61.00'(M)
  - ① L=96.80'(M)
  - T=61.99'(M)
  - Ch Brg=S12°39'09"W(M)
  - Ch Dist=86.96'(M)
- Δ=9°59'45"(M)
  - R=137.00'(M)
  - ② L=23.90'(M)
  - T=11.98'(M)
  - Ch Brg=S53°07'00"W(M)
  - Ch Dist=23.87'(M)
- Δ=53°40'25"(M)
  - R=48.88'(M)
  - ③ L=45.79'(M)
  - T=24.73'(M)
  - Ch Brg=S60°09'49"E(M)
  - Ch Dist=44.13'(M)
- Δ=10°50'01"(M)
  - R=442.89'(M)
  - ④ L=83.74'(M)
  - T=42.00'(M)
  - Ch Brg=S38°44'37"E(M)
  - Ch Dist=83.62'(M)
- Δ=90°00'00"(M)
  - R=11.00'(M)
  - ⑤ L=17.28'(M)
  - T=11.00'(M)
  - Ch Brg=S0°50'22"W(M)
  - Ch Dist=15.56'(M)

**BASIS OF BEARINGS**  
 Bearings referenced herein are based on the Northerly Right of Way of Spruce Street as being S86°56'10"E as shown on ODOT R/W/ plan FRA-670-1.25 (B-2&3).

**4.180 AC. (M) LOT SPLIT**  
 Half Section 8 and Half Section 9 Township 5 North, Range 22 West, Scofield's Survey of the Refugee Lands, being part of a 10.631 acre tract (Parcel Three, Tract Two) and part of a 1.2397 acre tract (Parcel E) as conveyed to White Castle Management Co. in Instrument No. 201707180097683, all records being of the Recorder's Office, Franklin County.

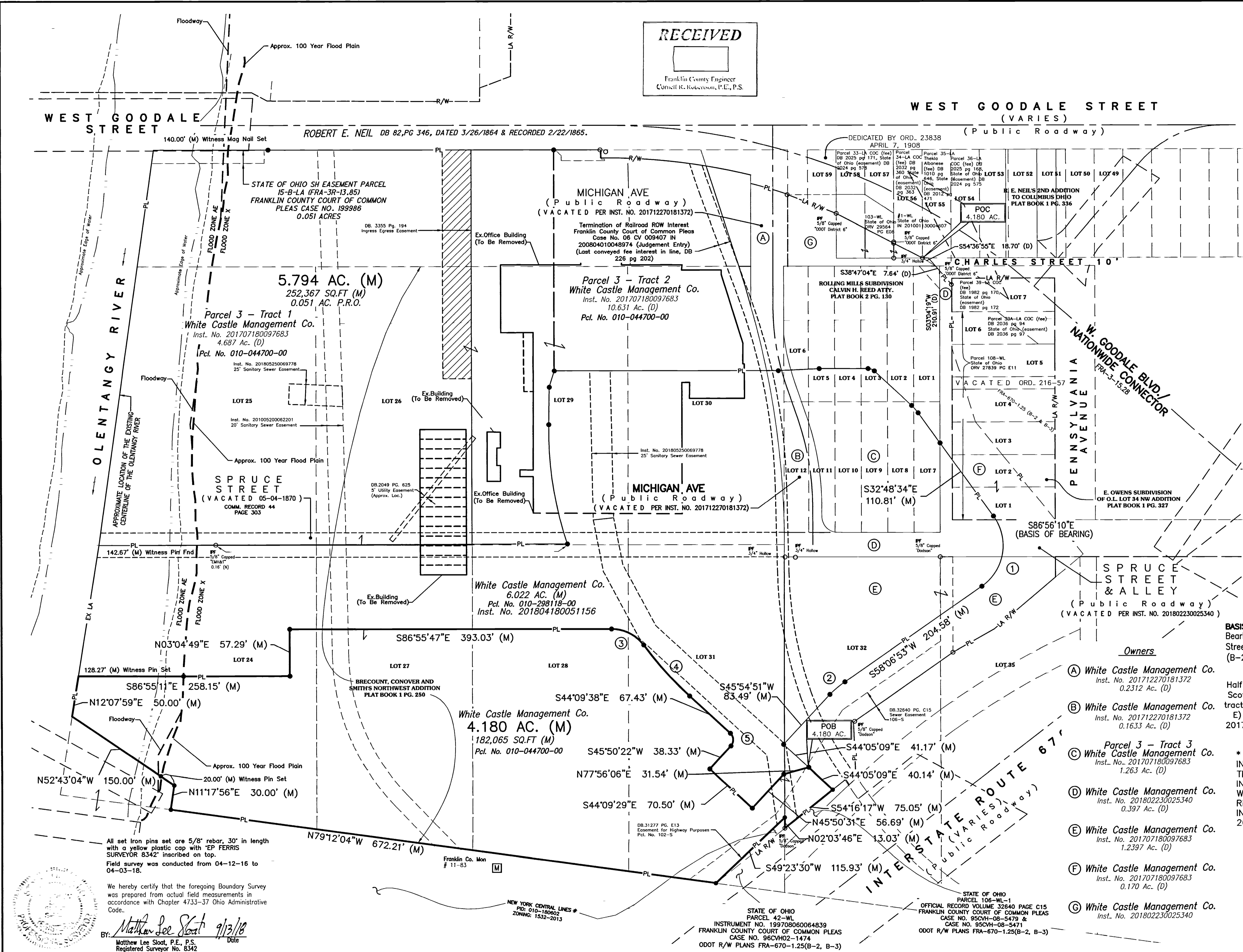
\* NEW YORK CENTRAL LINES LLC BY DEED RECORDED AS INSTRUMENT NUMBER 200212180325201, NOW KNOWN AS CSX TRANSPORTATION INC, SUCCESSOR BY MERGER WITH NYC NEWCO, INC SUCCESSOR BY MERGER WITH NEW YORK CENTRAL LINES LLC, WHOSE MERGER DOCUMENTS HAVE BEEN SUMMARIZED AND RECORDED AS INSTRUMENT NUMBER 200711080194030 AND INDIVIDUALLY RECORDED AS INSTRUMENT NUMBERS 200507210144738 AND 200507210144733 RESPECTIVELY

- Legend**
- PL Property Line
  - R/W Right-of-Way
  - Mag Spike set (if denoted) or Iron Pin Set
  - Iron Pin Found (IPF)
  - (D) Deed or Plat
  - (M) Measured Distance
  - POC Point of Commencement
  - POB Point of Beginning
  - M Franklin County Monument



**LOT SPLIT**  
**4.180 AC.**

SCALE:	
1" = 60'	
SHEET NO.	OF
1	1



M:\1050004\_555GoodaleStreet\DWG\Plat\555GoodaleStreet.dwg - Layout1 LAST EDITED By:ms ON 9/12/18  
 M:\1050004\_555GoodaleStreet\DWG\Plat\555GoodaleStreet.dwg - 4.181AC.dwg - Layout1 LAST EDITED By:ms ON 9/12/18

All set iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top. Field survey was conducted from 04-12-16 to 04-03-18.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

By: *Matthew Lee Stolt* 9/13/18  
 Matthew Lee Stolt, P.E., P.S.  
 Registered Surveyor No. 8342

REVISIONS	DATE	BY	CHK

**E. P. FERRIS AND ASSOCIATES INC**  
 Consulting Civil Engineers and Surveyors  
 880 KING AVENUE  
 COLUMBUS, OHIO 43212  
 (614) 299-2999  
 (614) 299-2992 (Fax)  
 www.EPFERRIS.com

**CITY OF COLUMBUS, OHIO**  
**555 W. GOODALE STREET**

JOB NO.	1050.004
DESIGNED BY:	
DRAWN BY:	CK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	08-29-18