PLAT OF SURVEY FOR 1.908 ACRE LOT SPLIT PARCEL

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (SEE NOTE 2)
- MAG NAIL SET
- SUBJECT 1.908 ACRE LOT SPLIT BOUNDARY
- (R) RECORD
- (M) MEASURED

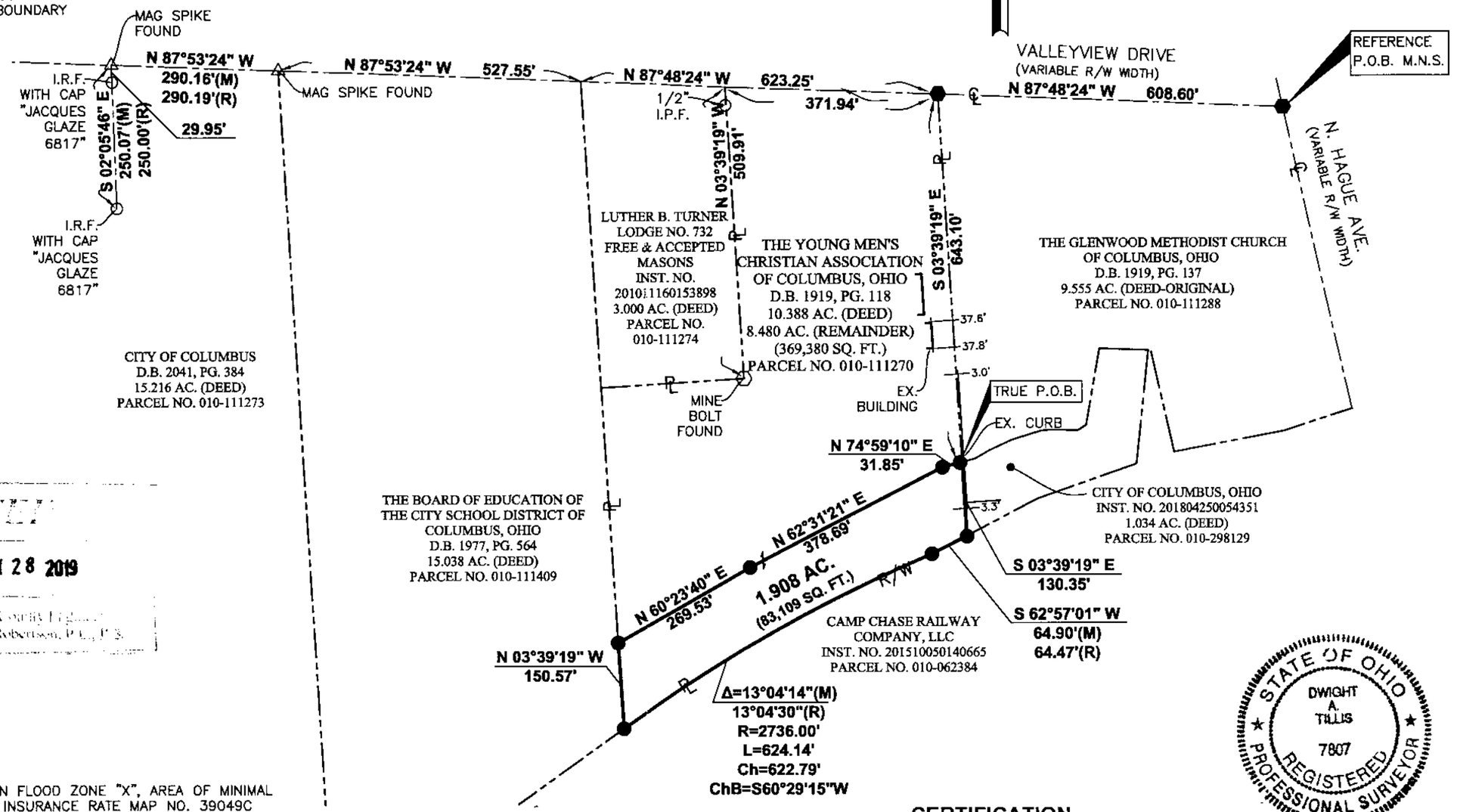
DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING A PART OF VIRGINIA MILITARY SURVEY NUMBERS 1390 AND 9197, AND BEING A 1.908 ACRE PARCEL OUT OF THE 10.388 ACRE TRACT AS CONVEYED TO THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF COLUMBUS, OHIO IN DEED VOLUME 1919, PAGE 118, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

REFERENCES

COUNTY DEED RECORDS
COUNTY PLAT RECORDS
COUNTY TAX/GIS MAPS
FIELD SURVEY – MAY AND JUNE 2019

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig



RECEIVED
JUN 28 2019
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

NOTES:

1) THIS SITE IS LOCATED WITHIN FLOOD ZONE "X", AREA OF MINIMAL FLOODING PER FEMA FLOOD INSURANCE RATE MAP NO. 39049C 0304 K, EFFECTIVE DATE JUNE 17, 2008.

2) IRON PINS SET ARE 30" LONG, 3/4" I.D., IRON PIPES WITH YELLOW PLASTIC CAPS STAMPED "PRIME CM&S".

3) THE SUBJECT LOT SPLIT PARCEL IS LOCATED WITHIN THE "AR-3", RESIDENTIAL DISTRICT PER TITLE 33, CHAPTER 3333 OF THE COLUMBUS, OHIO CODE OF ORDINANCES.

4) CURRENT LAND USE OF SUBJECT LOT SPLIT PARCEL: YMCA ATHLETIC FIELDS. PROPOSED USE: STREAM RESTORATION.

BASIS OF BEARINGS

THE BEARING SYSTEM, AS DESCRIBED HEREIN, IS BASED UPON THE CENTERLINE BEARING OF VALLEYVIEW ROAD, BEING N 87°48'24" W, AS TRANSFERRED BY GPS SURVEY OF FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "WF5" AND "COC18-83", AND THE RESULTANT BEARING OF S 80°24'55" E BETWEEN SAID MONUMENTS, AS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83(2011).

CERTIFICATION

I, THE UNDERSIGNED HEREBY CERTIFY THAT PRIME CM&S, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT, AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

STATE OF OHIO
DWIGHT A. TILLIS
7807
REGISTERED PROFESSIONAL SURVEYOR

6/26/19
PRIME CM&S, INC. DATE
DWIGHT A. TILLIS, REGISTERED PROFESSIONAL SURVEYOR NUMBER 7807

PRIME Construction Management Survey
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

CITY OF COLUMBUS
RECREATION AND PARKS DEPARTMENT
1111 E. BROAD ST., STE. 103
COLUMBUS, OHIO 43205

Project Name and Address
HILLTOP YMCA
1.908 ACRE LOT SPLIT
FOR DRY RUN RESTORATION
COLUMBUS, OHIO

Revisions

Date: 26 JUNE, 2019
Scale: 1" = 200'
Drawing Title: LOT SPLIT
Sheet: 1/1

P:\Drawings\Land Projects JV\City of Columbus\Dry Run\Lot Split_Dry Run.dwg, brjohnson, on 06/27/2019 @ 08:45:00 am -- Xref P & L Systems, Inc.