

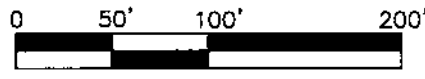
PLAT OF SURVEY FOR 4.638 ACRE LOT SPLIT PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN HALF SECTION 3, TOWNSHIP 12 NORTH, RANGE 21 WEST, REFUGEE LANDS, AND BEING A 4.638 ACRE PARCEL OUT OF THE 14.646 ACRE TRACT AS CONVEYED TO COLUMBUS TORAH ACADEMY IN OFFICIAL RECORD VOLUME 27011, PAGE 101, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

PRIME CM&S, INC.

8415 PULSAR PLACE, SUITE 300
COLUMBUS, OHIO 43240

THE VILLAS AT SAINT THERESE, INC.
INST. NO. 201508190115344
6.7556 AC. (DEED)
PARCEL NO. 010-238627



SCALE: 1"=100'
DATE: 03/22/2019

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE CENTERLINE BEARING OF NOE-BIXBY ROAD, BEING S 04°09'21" E, AS TRANSFERRED FROM GPS SURVEY OF FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "TRURO" AND "TRURO AZIMUTH", AND THE RESULTANT BEARING OF S 32°18'46" E BETWEEN SAID MONUMENTS, AS REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83 (2011).

REFERENCES:

COUNTY DEED RECORDS
COUNTY PLAT RECORDS
COUNTY TAX/GIS MAPS
FIELD SURVEY -
FEBRUARY/MARCH 2019

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (SEE NOTE 2)
- MAG NAIL SET
- SUBJECT 4.638 ACRE LOT SPLIT BOUNDARY
- MEASURED RECORD

NOE-BIXBY ROAD (VARIABLE R/W)

S 85°52'14" E 571.01'

PROPOSED 4.638 AC.
LOT SPLIT
(202,031 SQ. FT.)

ZONING=R-1,
RESIDENTIAL DISTRICT

COLUMBUS TORAH ACADEMY
O.R.V. 27011, PG. 101
14.646 AC. (DEED)
10.008 AC. REMAINDER (SURVEY)
(435,948 SQ. FT.)
PARCEL NO. 010-14163

OWNERSHIP LIST:

- ① ROAD RECORD NO. 7, PG. 247
 - ② CITY OF COLUMBUS
D.V. 3142, PG. 541
0.985 AC. (DEED)
 - ③ COLUMBUS TORAH ACADEMY
O.R.V. 34326, PG. J11
11.402 AC. (DEED)
- (A) N 05°44'12" E 194.59'
 (B) N 04°09'21" E 305.80'
 (C) N 04°09'21" E 470.00'
 (D) S 85°41'18" E 50.00'
 (E) S 04°09'21" W 37.74'



CERTIFICATION:

I, THE UNDERSIGNED HEREBY CERTIFY THAT PRIME CM&S, INC., PREPARED THIS PLAT FROM RECORD INFORMATION AND FROM A SURVEY OF THE LOT SPLIT PARCEL, CONDUCTED BETWEEN FEBRUARY AND MARCH 2019, AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Dwight A. Tillis
SIGNATURE

3/25/19
DATE

NOTES:

- 1) THIS SITE IS LOCATED WITHIN FLOOD ZONE "X". AREA OF MINIMAL FLOODING AND ZONE AE, AREA OF 1% ANNUAL CHANCE FLOOD EVENT PER FEMA FLOOD INSURANCE RATE MAP NO. 39049C 0351 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 "R-1", RESIDENTIAL DISTRICT PER ANNEXATION NUMBER 6732 AND PER TITLE 33, CHAPTER 3332 OF THE COLUMBUS, OHIO CODE OF ORDINANCES.
- 4) CURRENT LAND USE OF SUBJECT LOT SPLIT PARCEL: VACANT/UNDEVELOPED. PROPOSED USE: NATURAL AREA (TO BE COMBINED WITH LOT SPLIT PARCELS SOUTH TO BIG WALNUT CREEK).

REFERENCE
P.O.B. M.N.S.

NELSONIA PLACE (60' R/W)
P.B. 35, PG. 36