J-8-C

PRIME CM&S, INC.
8415 PULSAR PLACE, SUITE 300
COLUMBUS, OHIO 43240

PLAT OF SURVEY FOR 5.922 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 5.922 ACRE PARCEL OUT OF THE 15.367 ACRE TRACT AS CONVEYED TO COLUMBUS TORAH SCHOOL IN DEED BOOK 3426, PAGE 497, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

0 50' 100' 200'

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

REFERENCES:
COUNTY DEED RECORDS
COUNTY PLAT RECORDS
COUNTY TAX/GIS MAPS
FIELD SURVEY – FEBRUARY/MARCH 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).

THE COLUMBUS TORAH ACADEMY
O.R.V. 27011, PG. I01
14.646 AC. (DEED)
PARCEL NO. 010-14163

1425.10' (M) 1424.93' (R)

S 85°50'35" E 551.50'

S 85°50'35" E 873.60'

IPF ¾"
IPF ¾"
30.00'

Ⓐ N 04°09'21" E 37.74'
Ⓑ N 85°41'18" W 50.00'
Ⓒ N 04°04'01" E 39.95'

OWNERSHIP LIST:

1. HARTLEY, RIGHT REVEREND JAMES J.
BISHOP OF COLUMBUS
D.B. 841, PG. 119
76.91 AC. (DEED)
PARCEL NO. 010-109420

2. THE VILLAS AT SAINT THERESE, INC.
INST. NO. 201411170153544
11.8388 AC. (DEED)
PARCEL NO. 010-238626

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

4. ROAD RECORD NO. 7, PG. 247

5. CITY OF COLUMBUS
D.V. 3142, PG. 541
0.985 AC. (DEED)

NOE-BIXBY ROAD (VARIABLE R/W)

S 04°09'21" W 470.00'

PROPOSED 5.922 AC.
LOT SPLIT
(257,979 SQ. FT.)

ZONING=R–1,
RESIDENTIAL DISTRICT

FLOOD ZONE "X"
FLOOD ZONE "AE"
FLOOD ZONE "X"

S 01°55'45" E 176.67'

S 37°53'10" W 80.50'

S 00°04'25" E 119.13'

S 15°30'51" E 115.30'

COLUMBUS TORAH SCHOOL
D.B. 3426, PG. 497
15.367 AC. (DEED)
9.447 AC. REMAINDER (SURVEY)
(411,511 SQ. FT.)
PARCEL NO. 010-015518

SCHOOL

③ 346.48' 470.00'

② IPF ¾" (0.15' W.)

N 03°59'49" E

123.52'

① IPF 1"

FLOOD ZONE "X"

FLOOD ZONE "AE"

N 85°50'35" W 571.82'

N 85°50'35" W 851.97'

1423.80' (M) 1423.53' (R)

COLUMBUS TORAH ACADEMY
O.R.V. 34326, PG. J11
11.402 AC. (DEED)
PARCEL NO. 010-109405

TRUE P.O.B.
I.P. SET

30.00'

N 04°09'21" E 305.80'
(SOUTH LINE HALF SECTION 3)

N 04°04'46" E 2.62'

N 05°44'12" E 194.59'

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

2 1 1

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

THE GREENBRIER FARM NO. 2
P.B. 36, PG. 100

LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY LINE
- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (SEE NOTE 2)
- MAG NAIL SET
- SUBJECT 5.922 ACRE LOT SPLIT BOUNDARY
- (M) MEASURED
- (R) RECORD

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 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 NORTH TO NOE–BIXBY ROAD AND REMAINDER PARCEL SOUTH TO BIG WALNUT CREEK).

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.

STATE OF OHIO
DWIGHT A TILLIS
7807
REGISTERED PROFESSIONAL SURVEYOR

Dwight A Tillis
SIGNATURE

3/25/19
DATE

P:\Drawings\Land Projects J\City of Columbus\Torah Academy\LOT SPLIT_5.922 AC_Torch Academy.dwg by jsumpson on 03/25/2019 10:24 AM – for PRIME CM&S INC.