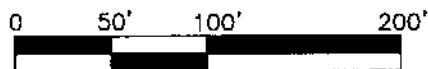


PRIME CM&S, INC.

8415 PULSAR PLACE, SUITE 300
COLUMBUS, OHIO 43240

PLAT OF SURVEY FOR 4.461 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 4.461 ACRE PARCEL OUT OF THE 11.402 ACRE TRACT AS CONVEYED TO COLUMBUS TORAH ACADEMY IN OFFICIAL RECORD VOLUME 34326, PAGE J11, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



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

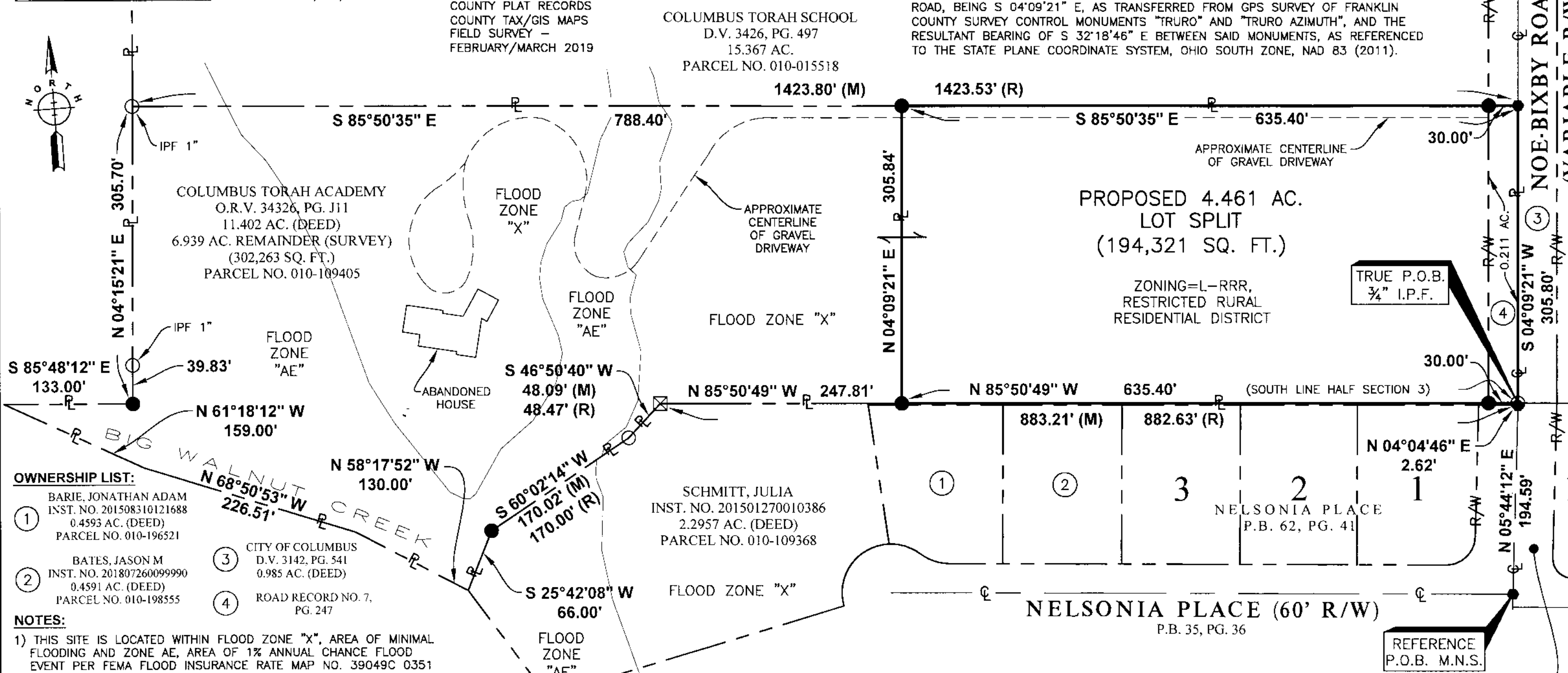
REFERENCES:

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

COLUMBUS TORAH SCHOOL
D.V. 3426, PG. 497
15.367 AC.
PARCEL NO. 010-015518

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).



OWNERSHIP LIST:

- ① BARRIE, JONATHAN ADAM
INST. NO. 201508310121688
0.4593 AC. (DEED)
PARCEL NO. 010-196521
- ② BATES, JASON M
INST. NO. 201807260099990
0.4591 AC. (DEED)
PARCEL NO. 010-198555
- ③ CITY OF COLUMBUS
D.V. 3142, PG. 541
0.985 AC. (DEED)
- ④ ROAD RECORD NO. 7,
PG. 247

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 "L-RRR", RESTRICTED RURAL RESIDENTIAL DISTRICT PER REZONING CASE NUMBER Z96-090 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: CITY PARK. PROPOSED USE OF REMAINDER PARCEL: NATURAL AREA (TO BE COMBINED WITH LOT SPLIT PARCELS NORTH TO NOE-BIXBY ROAD).

LEGEND

- P — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (SEE NOTE 2)
- MAG NAIL SET
- SURVEY CONTROL MONUMENT FOUND
- ⊗ STONE FOUND
- SUBJECT 4.461 ACRE LOT SPLIT BOUNDARY
- (M) MEASURED
- (R) RECORD

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

