

1.749 Acre LOT SPLIT

Virginia Military Survey 544, and being part of that 4.609

Ac. Tract in Instrument Number 199810280274486,

Franklin County Recorder's Office

City of Columbus

Franklin County

State of Ohio

Flood Zone:
National Flood Insurance Program
Flood Insurance Rate Map
Zone Designation: X
Panel 0302K (302 of 465)
Map # 39049C0302K
Map Revised June 17, 2008
Community # 390170

Zoning Information:
Existing Zoning: C-4, H-35
Case # Z73-209 (6/12/1974)

SCIOTO LLC
Pcl. No. 560-104720
Inst. No. 200603030041072
5.020 AC. (D)

New York Central Lines LLC (Inst. No. 200212180325201), now known as CSX Transportation Inc., successor by merger (Inst. No. 200507210144733 & Inst. No. 200507210144738) and more fully defined in Instrument Number 200711080194030

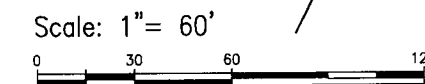
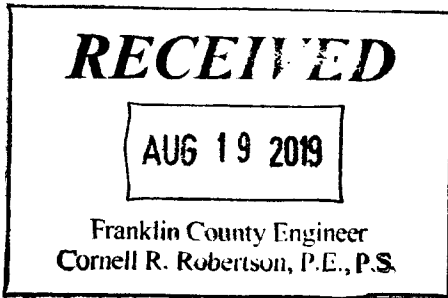
BASIS OF BEARINGS

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012A). Control for bearings was from coordinates of monuments FCGS 4434 and FCGS 1336, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, with a bearing of **S66°35'31"W** for a portion of the centerline of Trabue Road and is designated the "Basis of Bearing" for this plat.

Field survey was conducted on 07-24-19. All monuments found are in good condition unless otherwise noted.

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

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.



THE CITY OF COLUMBUS OHIO

DB. 3576 PG. 549
0.216 AC. (D)

Legend

- PL Property Line
- R/W Right-of-Way
- Iron Pin Found (IPF)
- Mag Nail Found
- Iron Pin Set
- Mag Nail Set
- (D)(P) Deed or Plat
- (M) Measured Value
- [M] Monument Box

FRED E. WRIGHT & ASSOCIATES, INC.

Pcl. No. 560-131317
Inst. No. 199810280274486
4.609 AC. (D)

MYFLORI LLC

Pcl. No. 560-212118
Inst. No. 201309040149504
0.720 AC. (D)

CITY OF COLUMBUS

Inst. No. 200103290063295
0.049 AC. (D)

THE CITY OF COLUMBUS OHIO

DB. 3502 PG. 183
0.698 AC. (D)

E. P. FERRIS AND ASSOCIATES INC.

FRANKLIN COUNTY MONUMENT 4434
1" IPF ALUMINUM CAPPED

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2899
(614) 299-2992 (Fax)
www.EPFERRIS.com



NORWICH TOWNSHIP
FRANKLIN TOWNSHIP

BY: *Matthew Lee Sloat* 9/16/19

Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CRK CHK BY MLS DATE 08-13-19

708765

MAPLEWAY DRIVE

HAGUE AVE (PUBLIC ROADWAY)

TRABUE ROAD (VARIES)
(PUBLIC ROADWAY)

POC
1.749 Ac. Parcel

POB
1.749 Ac. Parcel

THE CITY OF COLUMBUS OHIO
DB. 3502 PG. 183
0.698 AC. (D)

