

Montwards LLC  
Parcel # 010-190006  
Zoned: M

ABC Corp Holdings LLC  
Parcel # 010-066877  
Zoned: M

### SURVEY FOR CREEKSIDE PLACE

SITUATED IN AND BEING LOTS 6-11 OF  
NELSON PARK ADDITION ~ PLAT BOOK 17, PAGE 98  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

# RECEIVED

SEP 05 2019

Franklin County Engineer  
Council P. Anderson, P.L., P.S.

### SURVEY NOTES:

Basis of Bearings: The easterly Right of Way line of Nelson Road was assigned an assumed bearing of North 30°24'11" East, and all others calculated from this meridian.

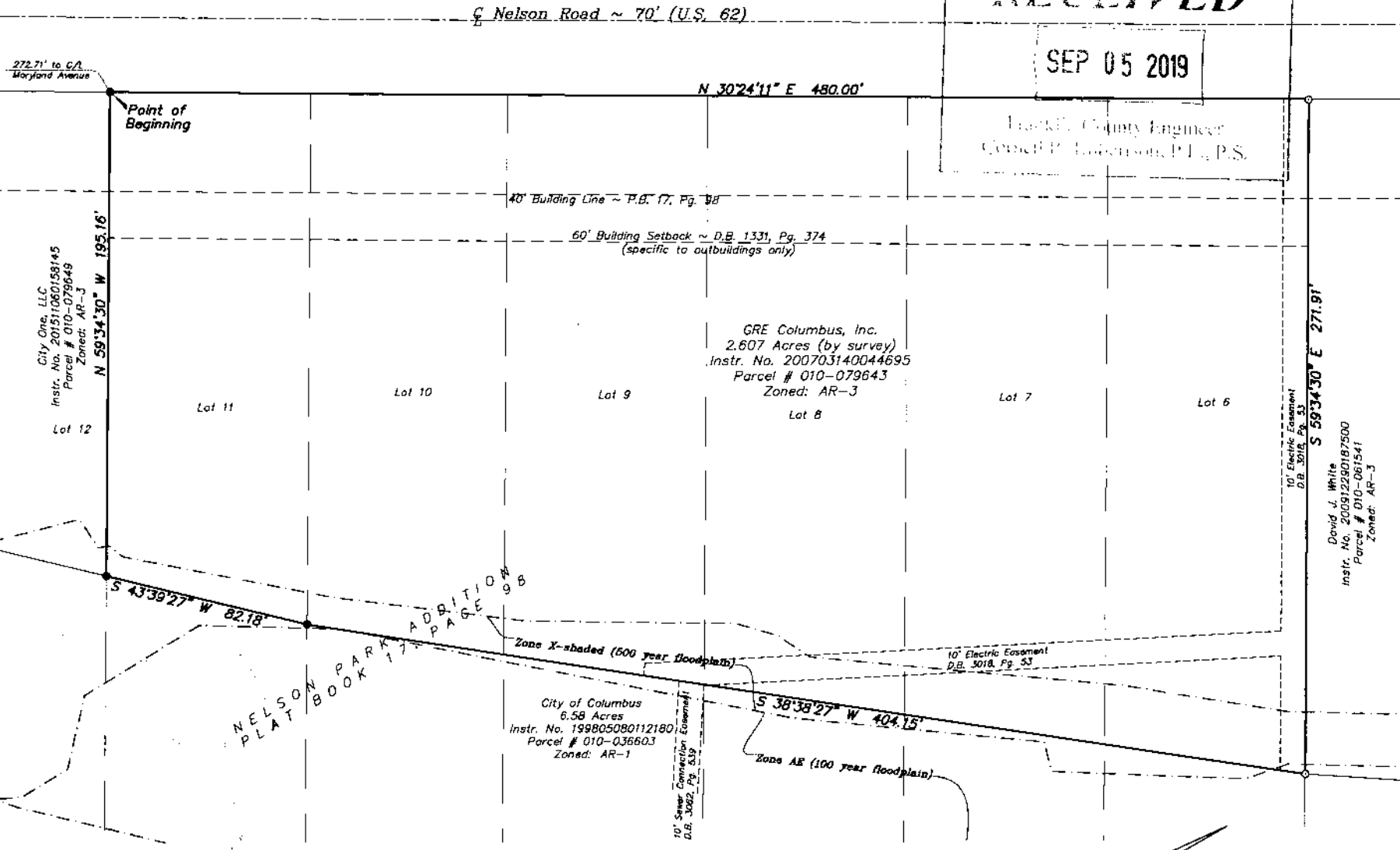
All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049 C 0327 L (Effective Date: June 17, 2008), the property surveyed and shown hereon lies partly within Zone "X" (Areas determined to be outside of the 0.2% annual chance floodplain), partly within Zone "X-shaded" (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), partly within Zone "AE" (Base Flood Elevations determined), and partly within Floodway Areas in Zone AE (The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights). Base Flood Elevations for this site are 756.0 at the north property line and 755.7 at the south property line.

Current City of Columbus Zoning Classification: AR3 Multi-Family District, H-35 Height District.

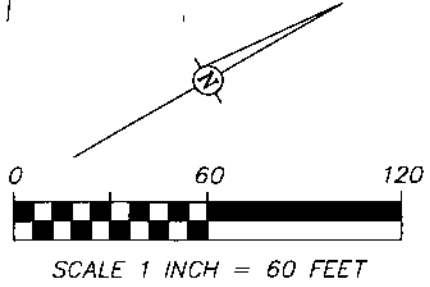


I hereby certify that the foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

*Kevin Beechy*, 8/29/19  
Kevin Beechy  
Ohio Professional Surveyor No. 7891  
Date

### LEGEND

- ● 3/4" Iron Pipe Fd/Set
- ⊙ ● PK Nail Fd/Set
- ▲ ▲ Railroad Spike Fd/Set



**Geo-Graphics Inc.**  
Land Surveying & Civil Engineering  
3331 Livingston Avenue Columbus, Ohio 43227  
Phone: 614-231-2016 Fax: 614-231-2018

**SURVEY FOR CREEKSIDE PLACE**  
500 NORTH NELSON ROAD  
2.607 ACRES  
CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO

SCALE 1"=60'	DRAWN KB	CHECKED GWS	DATE 08-29-19	SHEET 1 of 1
-----------------	-------------	----------------	------------------	-----------------

Revised: 00-00-00

N:\2018\18100\18100uexn.dwg, 8/29/2019 10:28:34 AM, Kbeechy, 1:60