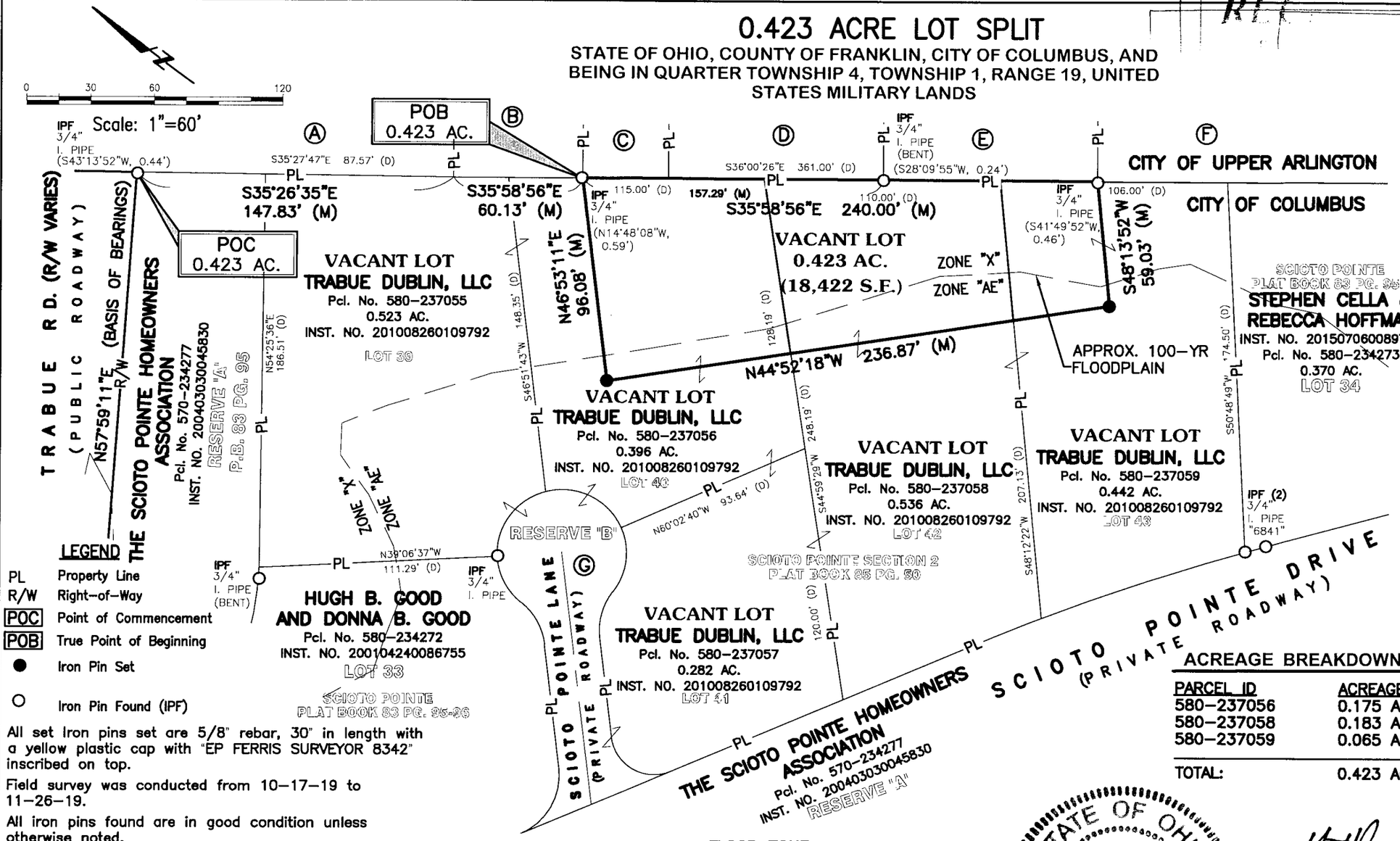
RECEIVED

0.423 ACRE LOT SPLIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 19, UNITED STATES MILITARY LANDS



LEGEND

PL	Property Line
R/W	Right-of-Way
POC	Point of Commencement
POB	True Point of Beginning
●	Iron Pin Set
○	Iron Pin Found (IPF)

All set iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted from 10-17-19 to 11-26-19.

All iron pins 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

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

BASIS OF BEARINGS:
BEARINGS REFERENCED HEREIN ARE BASED ON A PORTION OF THE SOUTHEASTERLY LINE OF TRABUE ROAD AS BEING NORTH 57°59'11" EAST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLAN SOUTH ZONE (NAD 83, 2011 ADJUSTMENT)

FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X & AE
BASE FLOOD ELEVATION = 742'
PANEL 0307K (302 OF 465)
MAP# 39049C0302K
MAP REVISED JUNE 17, 2008
COMMUNITY# 390170

STATE OF OHIO
MATTHEW LEE SLOAT S-8342
REGISTERED PROFESSIONAL SURVEYOR

BY: Matthew Lee Sloat 12/11/19
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

ACREAGE BREAKDOWN

PARCEL ID	ACREAGE
580-237056	0.175 AC.
580-237058	0.183 AC.
580-237059	0.065 AC.
TOTAL:	0.423 AC.

Ⓐ **RITTENOUR COURT, LLC**
INST. NO. 200305010127124
Pcl. No. 070-012897
0.920 AC.

Ⓑ **RITTENOUR COURT, LLC**
INST. NO. 201105270067576
Pcl. No. 070-012906
0.068 AC. (PARCEL 2)

Ⓒ **DONALD W. DICK**
INST. NO. 200803310048374
Pcl. No. 070-012900
0.184 AC. (PARCEL 1)

Ⓓ **DONALD W. DICK**
INST. NO. 200803310048374
Pcl. No. 070-012901
0.459 AC. (PARCEL 2)

Ⓔ **NATIONAL CITY BANK, TRUSTEE**
INST. NO. 200604250077652
Pcl. No. 070-012902
0.459 AC.

Ⓕ **MAX AUTO REAL ESTATE LLC**
201810030134675
Pcl. No. 070-013676
0.804 AC. (PARCEL 2)

Ⓖ **TRABUE DUBLIN, LLC**
Pcl. No. 580-237060
INST. NO. 201008260109792
RESERVE "B"

0.423 ACRE
LOT SPLIT SURVEY
CITY OF COLUMBUS, OHIO

JOB NO.	708.762
DRAWN BY:	CK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	12-10-19