

1.873 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)

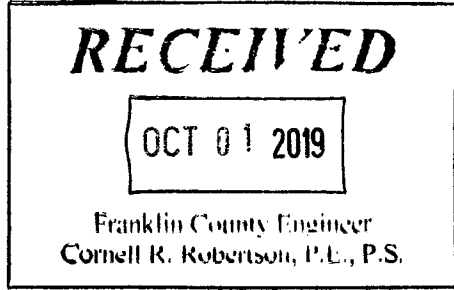
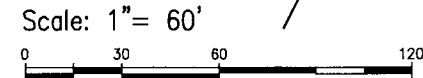
SCIOTO LLC
 Pcl. No. 560-104720
 Inst. No. 200603030041072
 5.020 AC. (D)

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 **S86°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.

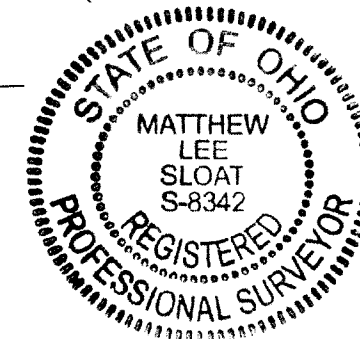


FRED E. WRIGHT & ASSOCIATES, INC.
 Pcl. No. 560-131317
 Inst. No. 199810280274486
 4.609 AC. (D)

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

CITY OF COLUMBUS
 Inst. No. 200103290063295
 0.049 AC. (D)

1.873 AC. (M)
81,583 SQ. FT. (M)



NORWICH TOWNSHIP
 FRANKLIN TOWNSHIP

BY: *Matthew Lee Sloat* 10/1/19
 Matthew Lee Sloat, P.E., P.S.
 Registered Surveyor No. 8342

DRWN BY CRK CHK BY MLS DATE 10-01-19

708765

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

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) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

POC
 1.873 Ac. Parcel

POB
 1.873 Ac. Parcel

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

MAPLEWAY DRIVE

HAGUE AVE (PUBLIC ROADWAY)

TRABUE ROAD (VARIES)
 (PUBLIC ROADWAY)

15' SANITARY SEWER EASEMENT
 Inst. No. 201710260149849

Ex. Building

Ex. Pavement

Ex. Building

FRANKLIN COUNTY MONUMENT 1636
 1" IPF ALUMINUM CAPPED

IPF
 3/4" Hollow

IPF
 3/4" Rebar
 Capped "BDM"

IPF
 3/4" Rebar
 Capped "BDM"

IPF
 5/8" Rebar

IPF
 2" Solid

IPF
 3/4" Hollow

IPF
 3/4" Hollow

N23°31'42"W
 40.00'

VMS 544
 VMS 875

VMS 544
 VMS 530

VMS 875
 VMS 530

N66°35'31"E
 2123.27' (M)

N23°31'45"W
 270.83' (M)

N66°32'36"E
 266.41' (M)

30'

S50°43'27"W
 17.00' (M)

S39°16'33"E
 54.22' (M)

S66°35'31"W
 325.21' (M)

S39°16'33"E
 222.74' (M)

Pcl. No. 200-000228

RR-R/W

RR-R/W

RR-R/W

RR-R/W

RR-R/W

RR-R/W

RR-R/W

RR-R/W

RR-R/W

RR-R/W

RR-R/W