

FEB 25 2020

0.790 Acre LOT SPLIT Section 9, Township 11, Range 21 Congress Lands City of Columbus Franklin County State of Ohio

Flood Zone:
National Flood Insurance Program
Flood Insurance Rate Map
Zone Designation: X
Panel 0344K (344 of 465)
Map # 39049C0344K
Map Revised June 17, 2008
Community # 390170

Zoning Information:
Existing Zoning: LC4, H-35
Case # Z07-013 (8/29/2007)
Ordinance: 1083-2007

NNN Columbus OH Owner LP
Pcl. No. 530-285937
15.973 AC. (DEED)
Inst. No. 201806270085088

Plaza GRB Hamilton Road, LLC
Pcl. No. 530-156578
128.5 AC. (DEED)
Inst. No. 200401210014610
5.600 AC. (M)
243,936 SQ.FT. (M)
4.810 AC. (M) Residual
209,524 SQ.FT. (M)

BDB Development LLC
Pcl. No. 530-286957
0.732 AC. (DEED)
Inst. No. 201909180121731

VACANT LOT
0.790 AC. (M)
34,412 SQ.FT. (M)

Saver Motel, Inc.
Pcl. No. 530-193321
36.392 AC. (DEED)
Inst. No. 200606270124632

- * Sanitary Sewer Easement
Inst. No. 200607200142532
- ** Sidewalk Easements
Inst. No. 2006008040153560
- *** Electric/Communications Easement
Inst. No. 200809170140322

Access Easement
Inst. No. 200401210014624
0.947 Ac.

**STATE OF OHIO
PARCEL 1
Easement for
Highway Purposes**
DB. 2526 Pg. 93
3.27 AC.

CITY OF COLUMBUS
0.5855 AC.
O.R.V. 32376 Pg. C17

POC
0.790 Ac. Tract

**HAMILTON ROAD
(VARIES)
(STATE ROUTE 317)
FRA-317-0.19(B)
(PUBLIC ROADWAY)**

**HAMILTON
SQUARE BLVD
(PUBLIC ROADWAY)**

LEGEND

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



POB
0.790 Ac. Tract

**PARCEL 1
Easement for
Highway Purposes**
DB. 2526 Pg. 93
3.27 AC.

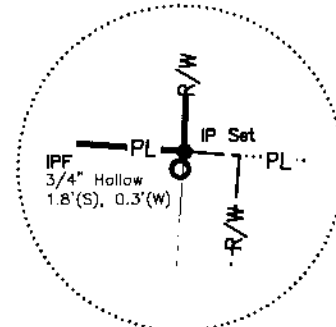
BY: *Matthew Lee Sloat* 2/25/20
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CRK CHK BY MLS DATE 02-25-2020

708783

**Winchester Park
Investment Condominium**
12.879 AC.
C.P.B. 203, Pg. 90
Inst. No. 200806110089620

**Winchester Park
Investment Condominium**
Phase II - Second Amendment
C.P.B. 208, Pg. 43
Inst. No. 200812090176751



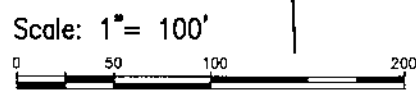
Detail "A"
Scale: 1" = 20'

BASIS OF BEARINGS

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012A). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. A portion of the centerline of Hamilton Road (S.R. 317) has an assumed bearing of N04°14'14"E and is designated as "basis of bearing" for this plat.

**E. P. FERRIS
AND
ASSOCIATES
INC.**

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Field survey was conducted on 02-15-2020. 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.