

**Legend**

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

# 0.350 ACRE BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF  
COLUMBUS, AND BEING IN QUARTER TOWNSHIP 4,  
TOWNSHIP 1, RANGE 18, UNITED STATES MILITARY LANDS

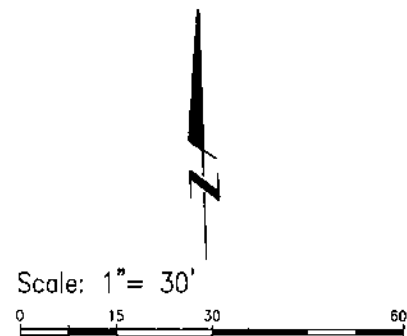
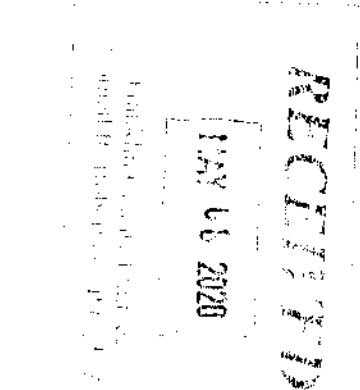
**ZONING:**  
CURRENT ZONING: C4, H-35  
COUNCIL VARIANCE: CV19-123  
(S. OF ALLEY)  
FILE NO. 0578-2020  
CITY OF COLUMBUS  
(SINGLE-UNIT DWELLINGS)

**FLOOD ZONE:**  
BY GRAPHIC PLOTTING ONLY  
NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP  
ZONE DESIGNATION: X  
BASE FLOOD ELEVATION = N/A  
PANEL 0326K (326 OF 465)  
MAP# 39049C0326K  
MAP REVISED JUNE 17, 2008  
COMMUNITY# 390049

**ACREAGE BREAKDOWN**

PARCEL ID	ACREAGE
010-297761	0.087 AC.
010-297980	0.038 AC.
010-026326	0.087 AC.
010-032147	0.087 AC.
010-063845	0.051 AC.
<b>TOTAL:</b>	<b>0.350 AC.</b>

**0.350 ACRE  
(15,225 S.F.)**



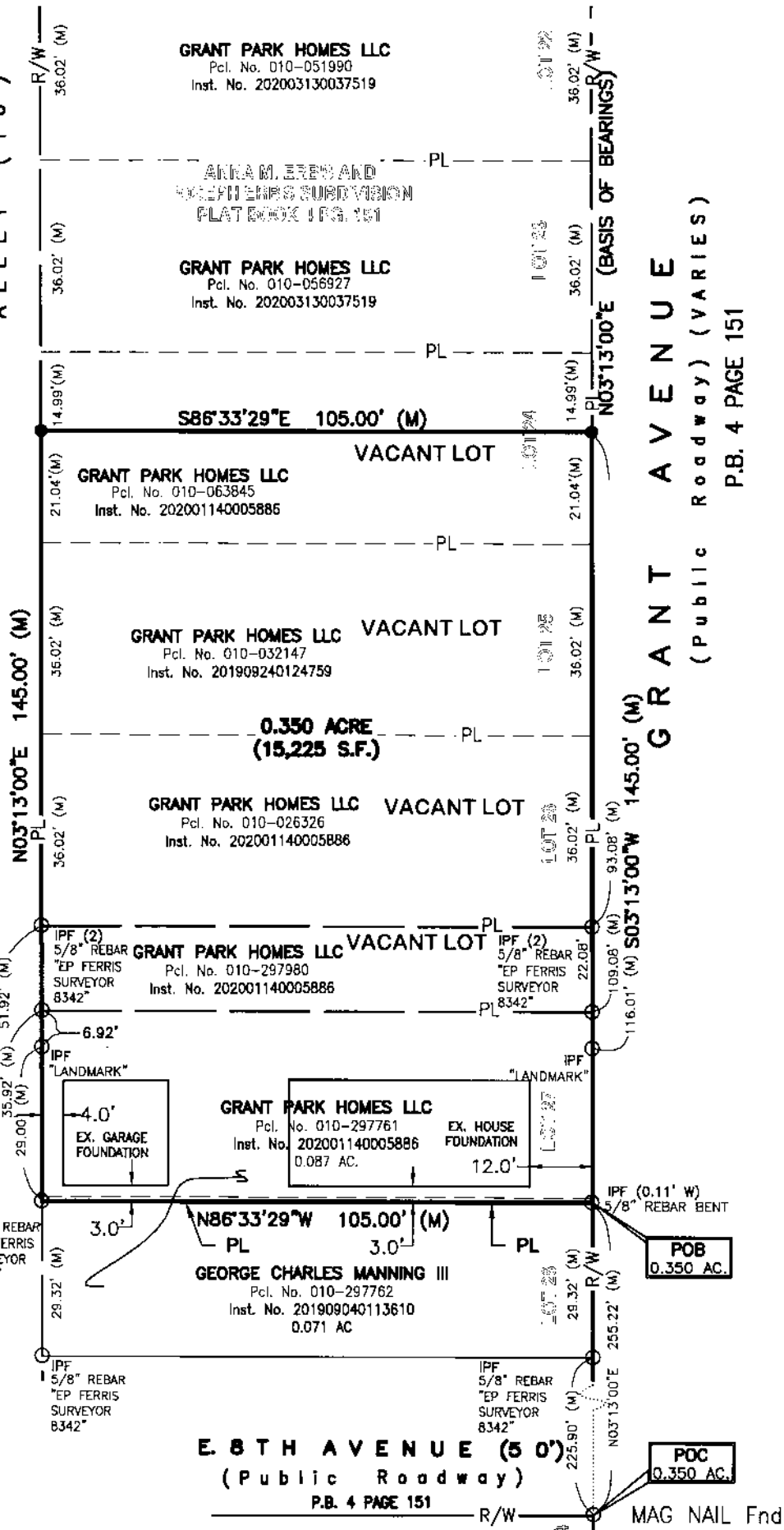
**BASIS OF BEARINGS**

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS98). 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. The west right of way line of Grant Ave has an assumed bearing of **N03°13'00"E** and is designated as "basis of bearing" for this plat.

Field survey was conducted on 03-30-20. 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 with "EP FERRIS SURVEYOR 8342" inscribed on top.



BY: *Matthew Lee Sloat* 5/8/20

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

DRWN BY CK CHK BY MLS DATE 05-04-20

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

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