

ZONING:
 CURRENT ZONING: C2, H-35
 COUNCIL VARIANCE: CV17-034
 CITY OF COLUMBUS
 (PLANNED MIXED USE DEVELOPMENT)

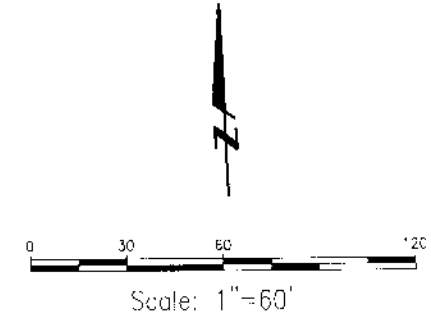
FLOOD ZONE:
 BY GRAPHIC PLOTTING ONLY
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 ZONE DESIGNATION: X
 BASE FLOOD ELEVATION = 720.6
 PANEL 0307K (307 OF 465)
 MAP# 39049C0307K
 MAP REVISED JUNE 17, 2008
 COMMUNITY# 390170

0.410 ACRE LOT SPLIT
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN
 SECTION 6, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

W. FIFTH AVENUE (60')
 (PUBLIC ROADWAY)

POC
0.410 AC.

- LEGEND**
- PL Property Line
 - R/W Right-of-Way
 - POC Point of Commencement
 - POB True Point of Beginning
 - Mag Spike set (if denoted) or Iron Pin Set
 - Iron Pin Found (IPF)



VACATED PER ORD. 2110-2017
 INST. NO. 201709280135574

WTD DEVELOPMENT, LLC
 Pcl. No. 010-299080-00
 INST. NO. 201812140168940
 2.052 Ac.

THE MARKLAND
 ADDITION EXTENSION
 P.B. 7, PG. 70

MARKLAND ADDITION
 P.B. 4, PG. 376

LOT 68 LOT 67 LOT 66 LOT 65 LOT 64 LOT 30 LOT 29 LOT 28 LOT 27 LOT 26 LOT 25

THE HARRISON MARKET
 COMMUNITY AUTHORITY
 Pcl. No. 010-299081-00
 INST. NO. 201812140168953
 4.200 Ac.

VACATED PER ORD. 2110-2017
 INST. NO. 201709280135574

VACANT LOT
 0.410 ACRE
 (17,845 S.F.)

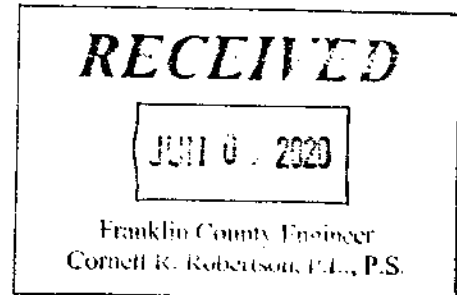


BASIS OF BEARINGS:
 BEARINGS REFERENCED HEREIN ARE BASED ON THE WESTERLY
 RIGHT-OF-WAY LINE OF PERRY STREET AS BEING SOUTH
 03°03'08" WEST AS DETERMINED BY GPS OBSERVATIONS
 UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL
 REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE
 (NAD 83, 2011 ADJUSTMENT)

M/I HOMES OF CENTRAL OHIO, LLC
 Pcl. No. 010-034881-00
 INST. NO. 202005120064027
 2.851 Ac.

NOTES:

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 04-12-16 to 02-25-19.
 All iron pins found are in good condition unless otherwise noted.



BY: *Matthew Lee Sloat* 6/5/20
 Matthew Lee Sloat, P.E., P.S.
 Registered Surveyor No. 8342

E. P. FERRIS
 AND ASSOCIATES
 INC.
 CONTACT:
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

0.410 ACRE
 LOT SPLIT
 FOUNDERS PARK
 CITY OF COLUMBUS, OHIO

JOB NO. 1005.024
 DRAWN BY: CK
 CHECKED BY: MLS
 APPROVED BY: MLS
 DATE: 06-4-2020