

M:\1005013_rabueRoad\DWG\Basemaps\ALIA\1005013_0.495 Acres_L01 SPLI(3)-Office.dwg ~Office Lot Split LAST EDITED BY Kelly ON 8/17/20

RECEIVED

AUG 19 2020

Franklin County Engineer
Cornell K. Robertson, P.E., P.S.

LOT SPLIT
0.495 AC.
CITY OF COLUMBUS, COUNTY OF FRANKLIN, OHIO
Virginia Military Survey No. 544

LEGEND

- PL Property Line
- R/W Right-of-Way
- Mag Spike set (If denoted) or Iron Pin Set
- Iron Pin Found (IPF) Mag Spike found (If denoted)
- (D) Deed or Plat
- (M) Measured Distance
- POC Point of Commencement
- POB Point of Beginning
- M Franklin County Monument

LEAD IN LINE TABLE

LINE	LENGTH	BEARING
L1	104.06'	N53°34'16"E
L2	17.98'	S41°28'43"E
L3	846.43'	S39°40'37"E
L4	861.06'	S38°22'59"E
L5	41.23'	N15°52'23"E
L6	34.34'	N85°53'29"E

LEAD IN CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
LC1	22.24'	15.00'	084°57'00"	20.26'	S83°57'13"E
LC2	447.01'	522.50'	049°01'03"	433.50'	S82°53'30"E
LC3	63.96'	477.50'	007°40'30"	63.92'	S83°33'47"E
LC4	38.82'	477.50'	004°38'02"	38.61'	S77°24'31"E
LC5	324.83'	500.00'	037°13'21"	319.14'	S55°30'56"E
LC6	344.45'	345.00'	057°12'15"	330.32'	S65°30'24"E

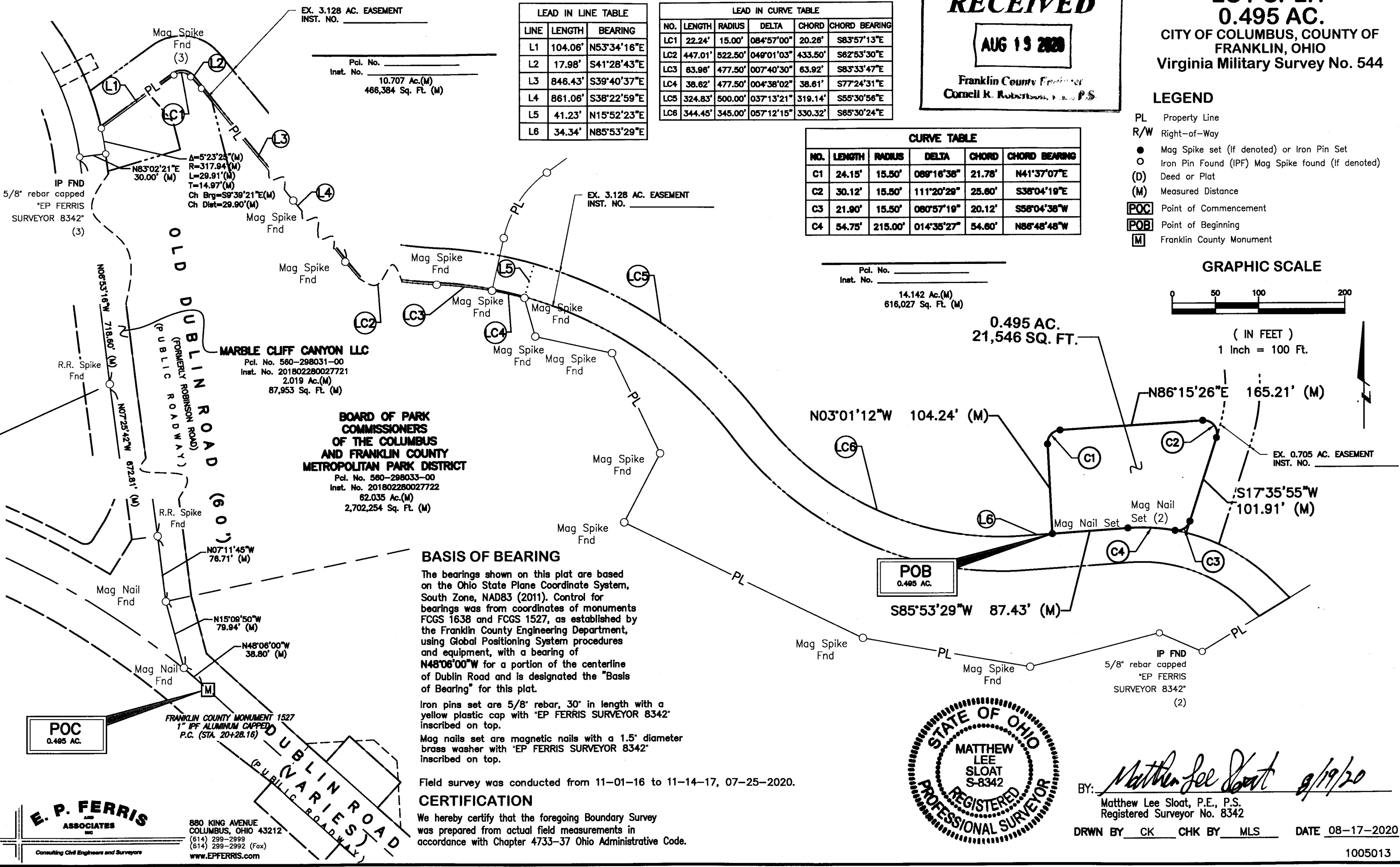
CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	24.15'	15.50'	089°16'38"	21.78'	N41°37'07"E
C2	30.12'	15.50'	111°20'29"	25.60'	S38°04'19"E
C3	21.90'	15.50'	080°57'19"	20.12'	S58°04'38"W
C4	54.75'	215.00'	014°35'27"	54.80'	N86°48'48"W

GRAPHIC SCALE



(IN FEET)
1 Inch = 100 Ft.



BASIS OF BEARING

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Control for bearings was from coordinates of monuments FCGS 1638 and FCGS 1527, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, with a bearing of **N48°06'00"W** for a portion of the centerline of Dublin Road and is designated the "Basis of Bearing" for this plat.

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

Mag nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted from 11-01-16 to 11-14-17, 07-25-2020.

CERTIFICATION

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



BY: *Matthew Lee Sloat* 8/19/20
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CK CHK BY MLS DATE 08-17-2020

POC
0.495 AC.

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

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