

# LOT SPLIT 1.024 AC.

CITY OF COLUMBUS, COUNTY OF FRANKLIN, OHIO  
Virginia Military Survey No. 544

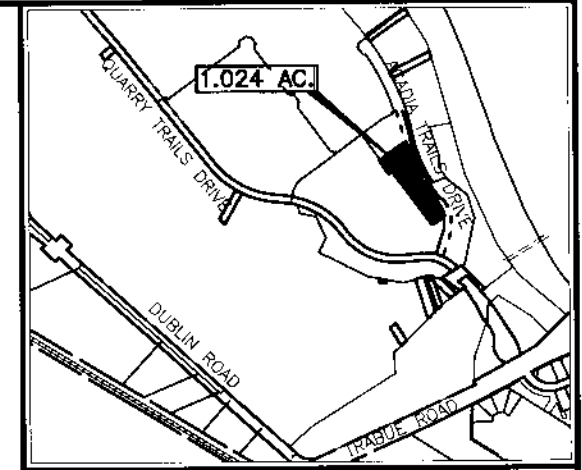
## LEGEND

- PL Property Line
- R/W Right-of-Way
- Mag Soike 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

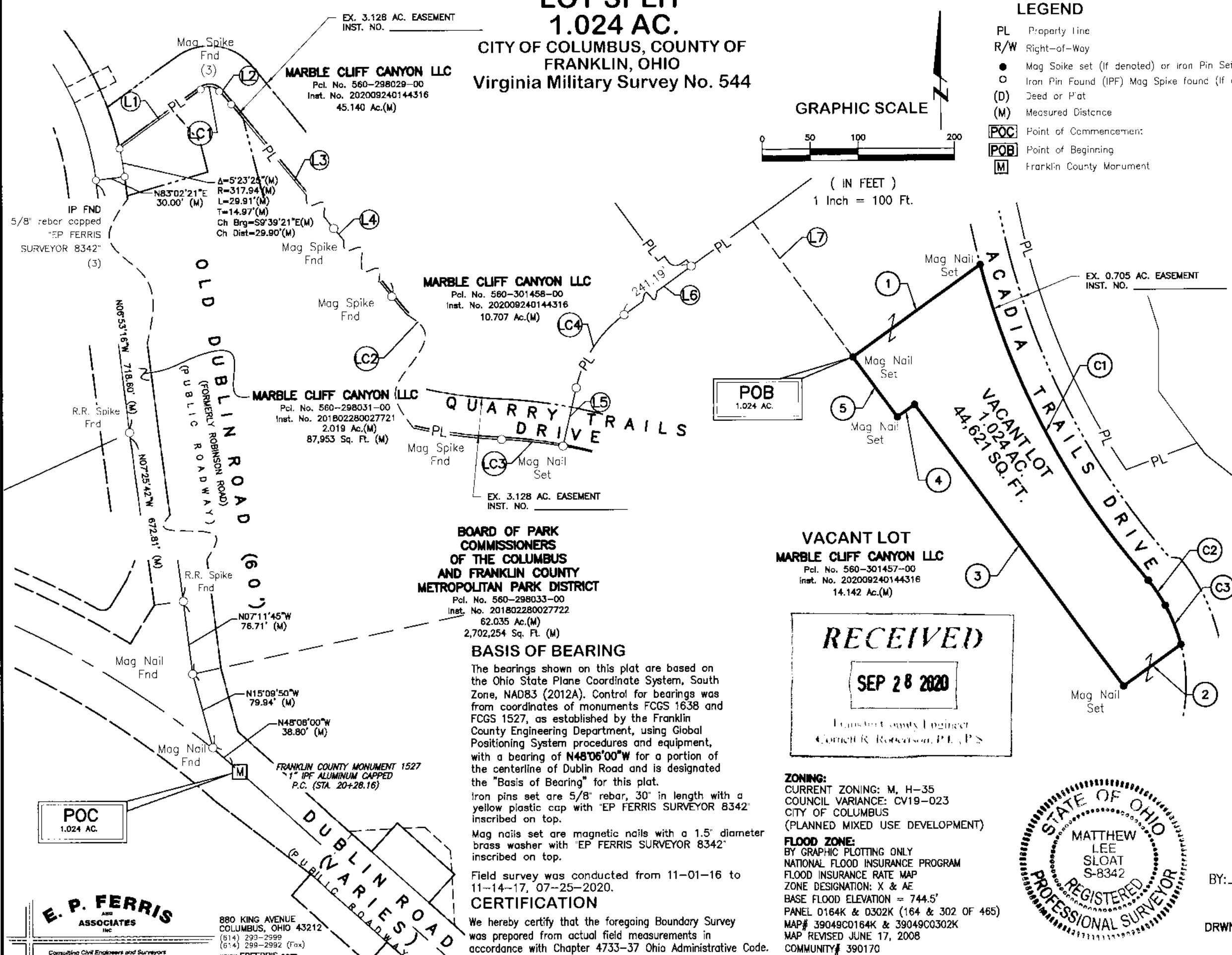
## GRAPHIC SCALE



( IN FEET )  
1 Inch = 100 Ft.



INDEX MAP  
Not To Scale



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	62.63'	N12°35'06"E
L6	411.30'	N53°56'51"E
L7	181.23'	S36°03'09"E

LEAD IN CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
LC1	22.24'	15.00'	84°57'00"	20.26'	S83°57'13"E
LC2	447.01'	522.50'	49°01'03"	433.50'	S62°53'30"E
LC3	63.96'	477.50'	07°40'30"	63.92'	S83°33'47"E
LC4	93.31'	129.25'	41°21'45"	91.29'	N33°15'58"E

LINE TABLE		
LINE	LENGTH	BEARING
1	163.75'	N53°58'57"E
2	73.48'	S53°56'57"W
3	386.59'	N36°03'03"W
4	22.21'	S53°56'57"W
5	78.00'	N36°03'03"W

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	377.89'	825.28'	028°14'08"	374.60'	S27°32'13"E
C2	31.75'	181.05'	010°02'58"	31.71'	S33°33'25"E
C3	44.00'	174.50'	014°26'54"	43.89'	S21°14'33"E

**MARBLE CLIFF CANYON LLC**  
Pcl. No. 560-298029-00  
Inst. No. 202009240144316  
45.140 Ac.(M)

**MARBLE CLIFF CANYON LLC**  
Pcl. No. 560-301458-00  
Inst. No. 202009240144316  
10.707 Ac.(M)

**MARBLE CLIFF CANYON LLC**  
Pcl. No. 560-298031-00  
Inst. No. 201802280027721  
2.019 Ac.(M)  
87,953 Sq. Ft. (M)

**BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT**  
Pcl. No. 560-298033-00  
Inst. No. 201802280027722  
62.035 Ac.(M)  
2,702,254 Sq. Ft. (M)

**VACANT LOT**  
**MARBLE CLIFF CANYON LLC**  
Pcl. No. 560-301457-00  
Inst. No. 202009240144316  
14.142 Ac.(M)

### BASIS OF BEARING

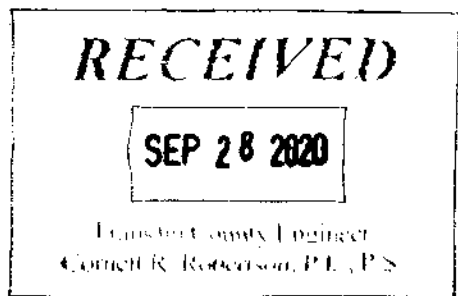
The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012A). Control for bearings was from coordinates of monuments FCGS 1638 and FCGS 1527, as established by the Franklin County Engineering Department, using Global Positioning System procedures and 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.



**ZONING:**  
CURRENT ZONING: M, H-35  
COUNCIL VARIANCE: CV19-023  
CITY OF COLUMBUS  
(PLANNED MIXED USE DEVELOPMENT)

**FLOOD ZONE:**  
BY GRAPHIC PLOTTING ONLY  
NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP  
ZONE DESIGNATION: X & AE  
BASE FLOOD ELEVATION = 744.5'  
PANEL 0164K & 0302K (164 & 302 OF 465)  
MAP# 39049C0164K & 39049C0302K  
MAP REVISED JUNE 17, 2008  
COMMUNITY# 390170



BY: *Matthew Lee Sloat* 9/29/20  
Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

DRWN BY CRK CHK BY MLS DATE 09-28-2020

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

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