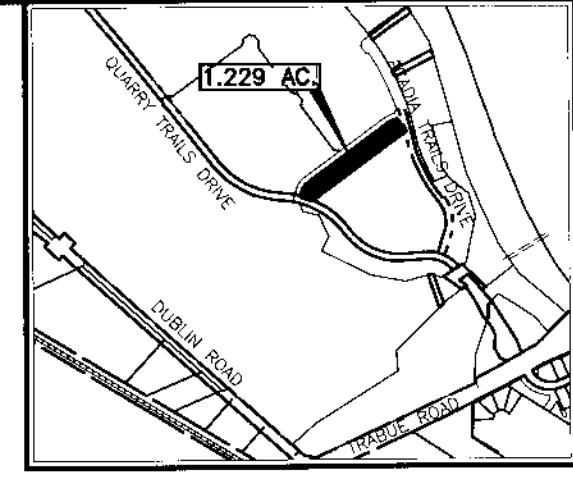


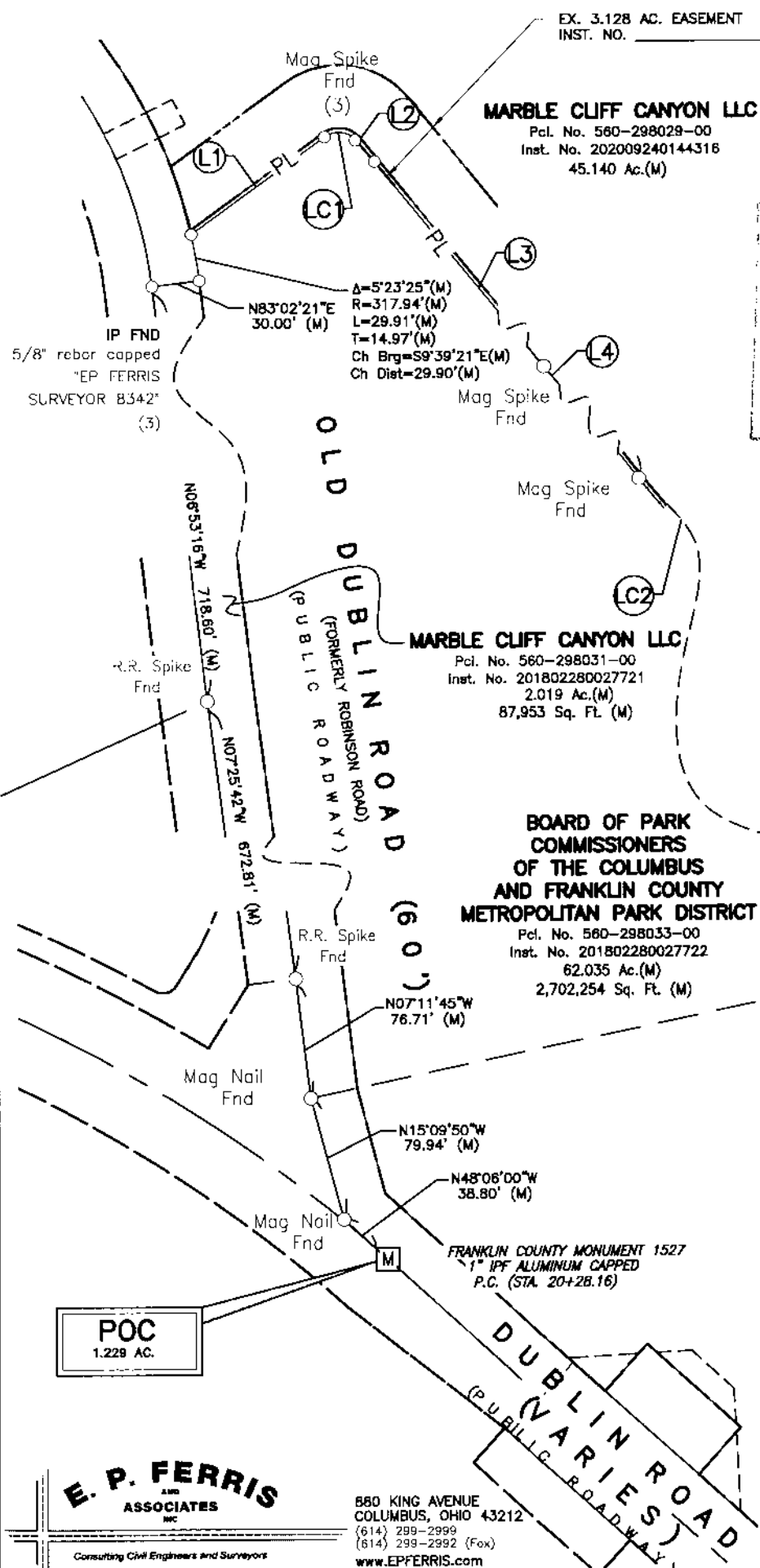
M:\1005013_ IrabueRoad\DWG\Hosemaps\ALIA\1005013_1.229 Acre_Irabue_LOI_SPLI(5).dwg ~Office Lot Split LASI EDITED BYckelly ON 9/28/20

LOT SPLIT 1.229 AC. CITY OF COLUMBUS, COUNTY OF FRANKLIN, OHIO Virginia Military Survey No. 544



INDEX MAP
Not To Scale

RECEIVED
SEP 28 2020
Franklin County Engineer
Carol M. Johnson, P.E., P.S.



POC
1.229 AC.

E. P. FERRIS
ASSOCIATES
INC.

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

EX. 3.128 AC. EASEMENT
INST. NO. _____
MARBLE CLIFF CANYON LLC
Pcl. No. 560-298029-00
Inst. No. 202009240144316
45.140 Ac.(M)

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

EX. 3.128 AC. EASEMENT
INST. NO. _____
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)

**VACANT LOT
1.229 AC.
53,520 SQ. 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.

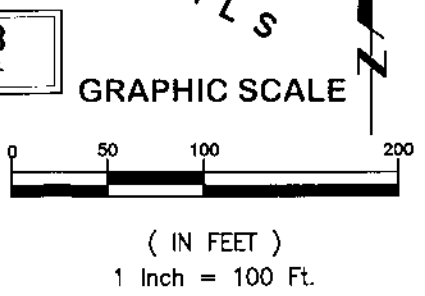
Field survey was conducted from 11-01-16 to 11-14-17, 07-25-2020.

CERTIFICATION

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

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



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

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	38.62'	477.50'	04°38'02"	38.61'	S77°24'31"E

LINE TABLE		
LINE	LENGTH	BEARING
1	21.47'	N10°39'21"E
2	540.75'	N53°58'51"E
3	73.38'	S36°03'03"E
4	642.00'	S53°56'57"W

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	64.28'	89.00'	41°22'18"	62.85'	N33°15'42"E
C2	59.19'	199.00'	17°02'31"	58.97'	N62°28'06"E
C3	55.11'	500.00'	06°18'54"	55.08'	N70°58'10"W



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