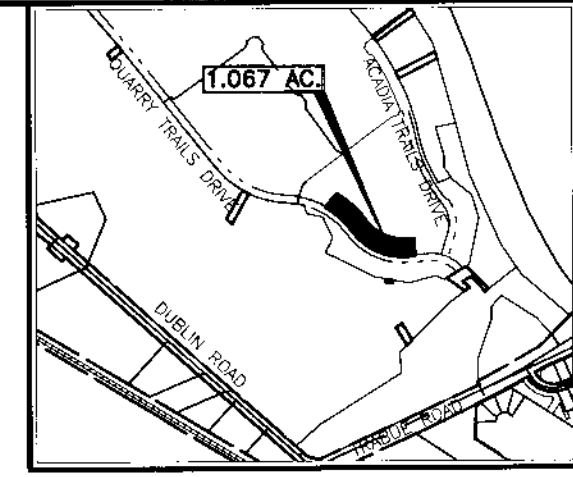


LOT SPLIT 1.067 AC. CITY OF COLUMBUS, COUNTY OF FRANKLIN, OHIO Virginia Military Survey No. 544

LEAD IN LINE TABLE			LEAD IN CURVE TABLE					
LINE	LENGTH	BEARING	NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
L1	104.06'	N53°34'16"E	LC1	22.24'	15.00'	84°57'00"	20.26'	S83°57'13"E
L2	17.98'	S41°28'43"E	LC2	447.01'	522.50'	49°01'03"	433.50'	S62°53'30"E
L3	846.43'	S39°40'37"E	LC3	63.96'	477.50'	07°40'30"	63.92'	S83°33'47"E
L4	861.06'	S38°22'59"E	LC4	38.62'	477.50'	04°38'02"	38.61'	S77°24'31"E
L5	41.23'	N15°52'23"E	LC5	125.60'	500.00'	14°23'35"	125.27'	S66°55'49"E



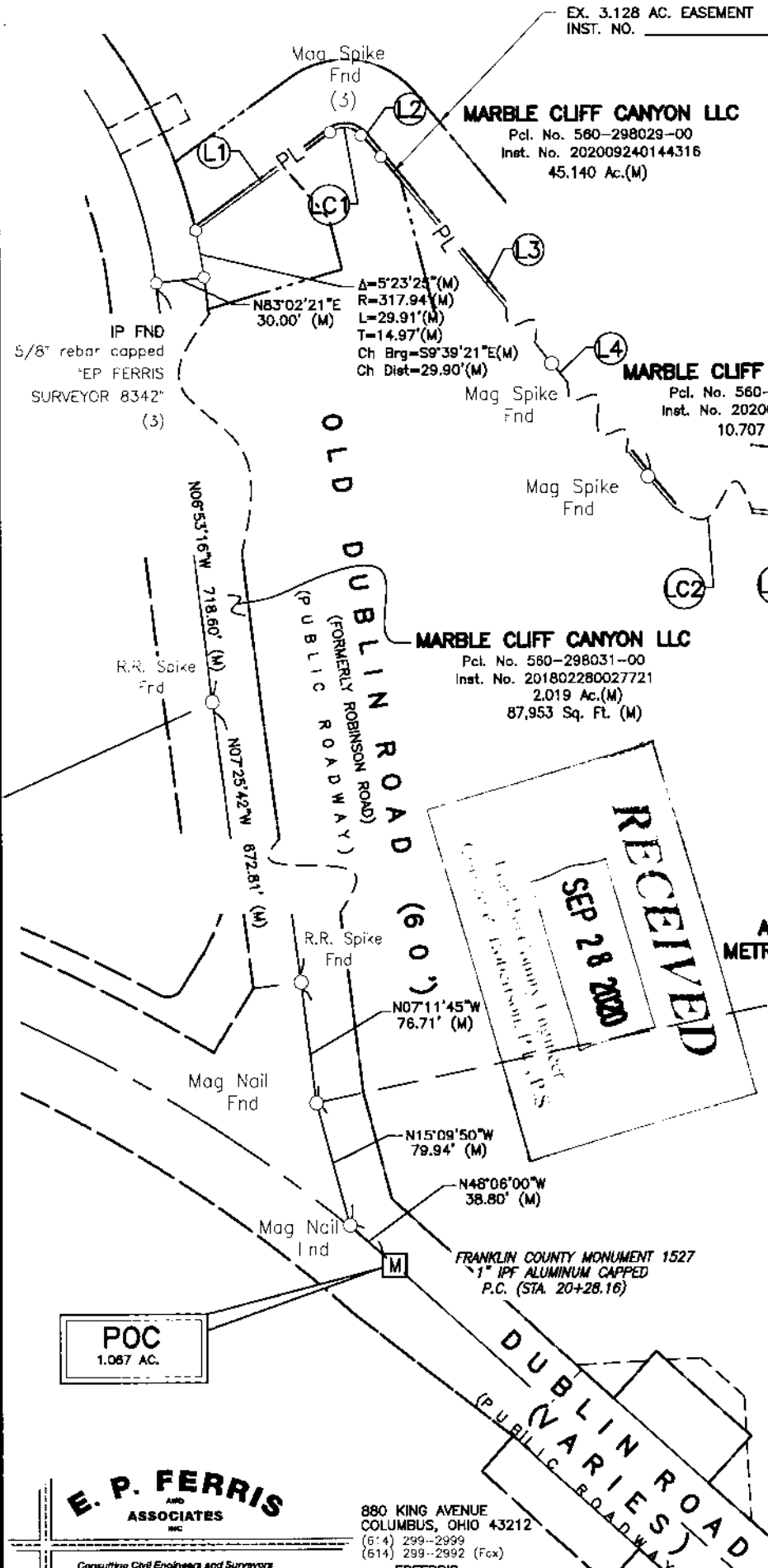
INDEX MAP
Not To Scale

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	14.57'	10.00'	83°27'39"	13.31'	N80°40'46"E
C2	211.20'	585.00'	20°41'06"	210.06'	S47°14'50"E
C3	259.58'	260.00'	57°12'15"	248.94'	S65°30'24"E
C4	344.45'	348.00'	57°12'15"	330.32'	N65°30'24"W
C5	199.22'	500.00'	22°49'45"	197.91'	N48°19'09"W

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

LINE TABLE		
LINE	LENGTH	BEARING
1	76.99'	N38°58'57"E
2	35.96'	N85°53'29"E
3	85.02'	S03°01'12"E
4	34.34'	S85°53'29"W



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

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

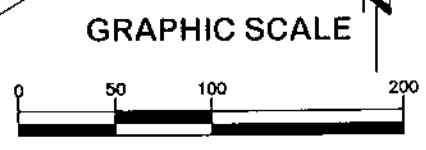


BY: *Matthew Lee Sloat* 9/29/20
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

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

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Consulting Civil Engineers and Surveyors

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



(IN FEET)
1 Inch = 100 Ft.