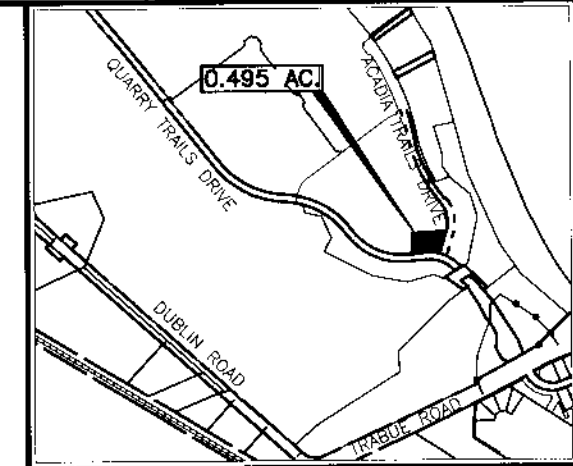


M:\1005013_1rabueRoad\DWG\Basemaps\ALIA\1005013_0.495 Acre_Lot_Split_LASI_EDITED_BYckely ON 9/28/20

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



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'	S62°53'30"E
LC3	63.96'	477.50'	007°40'30"	63.92'	S83°33'47"E
LC4	38.62'	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"	21.76'	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"	54.60'	N86°48'48"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

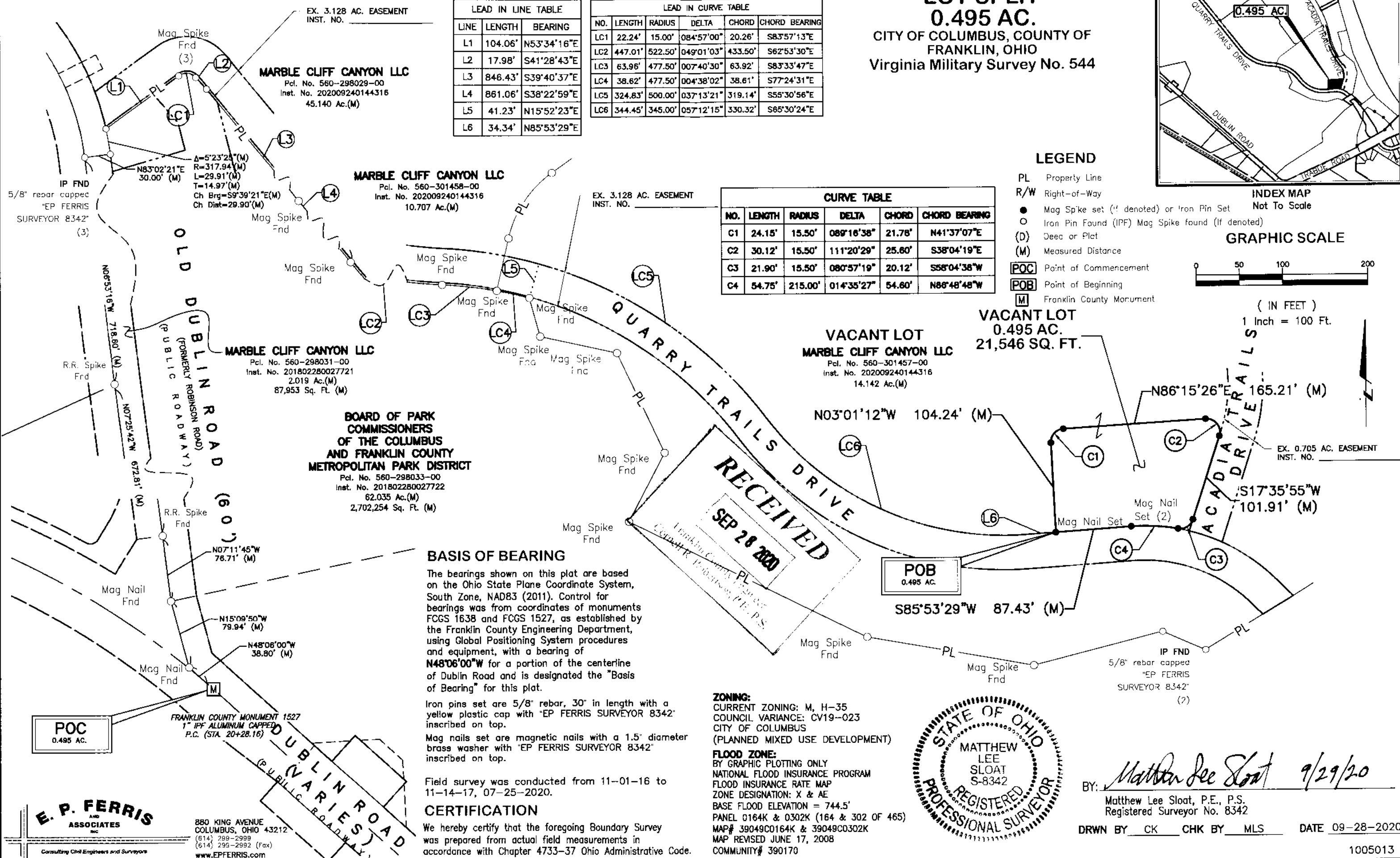
INDEX MAP

Not To Scale

GRAPHIC SCALE



(IN FEET)
1 Inch = 100 Ft.



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
0.495 AC.
21,546 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



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

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

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

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