

M:\1005013\1005013_3-257-Acre-Lot-Split-LASI-EDITED BY Kelly ON 9/30/20

RECEIVED
OCT 02 2020

Franklin County Engineer
Council Robert J. P. U.S.

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

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

LEGEND

PL Property Line
R/W Right-of-Way
● Mag Nail 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

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

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 FCCS 1638 and FCCS 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.

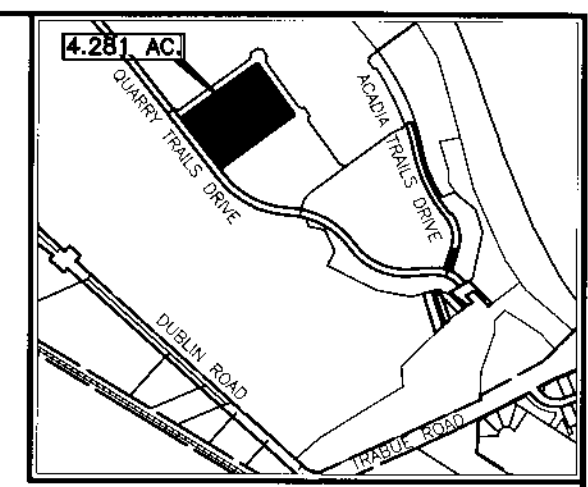
-90°00'00" (M)
R=18.00' (M)
L=25.13' (M)
T=16.00' (M)
Ch Brg=S81°03'09"E (M)
Ch Dist=22.63' (M)

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

MARBLE CLIFF CANYON LLC
Pcl. No. 560-298029-00
Inst. No. 202009240144316

VACANT LOT
4.281 AC.
186,494 SQ. FT.

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



INDEX MAP
Not To Scale

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

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

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	467.89'	S38°22'59"E

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

Mag spikes found are set in solid rock and are 3" long, 3/8" shaft diameter magnetic spikes with a 1" diameter head with a 2" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

Mag nails set are with a 1-1/2" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted from 11-01-16 to 11-14-17.

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 10/1/20

Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CK CHK BY MLS DATE 09-30-2020

