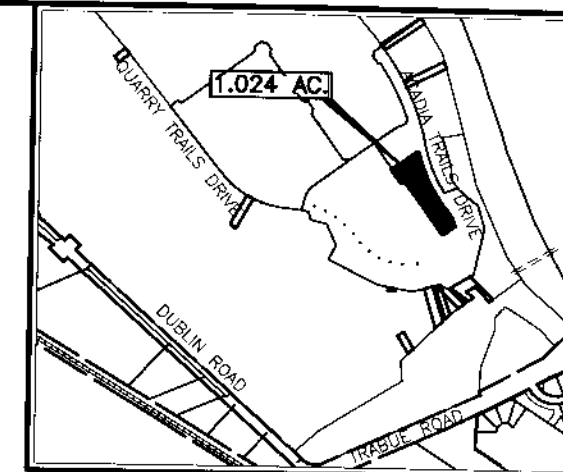
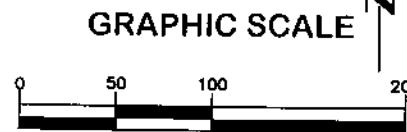


LOT SPLIT 1.024 AC.

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

LEGEND

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



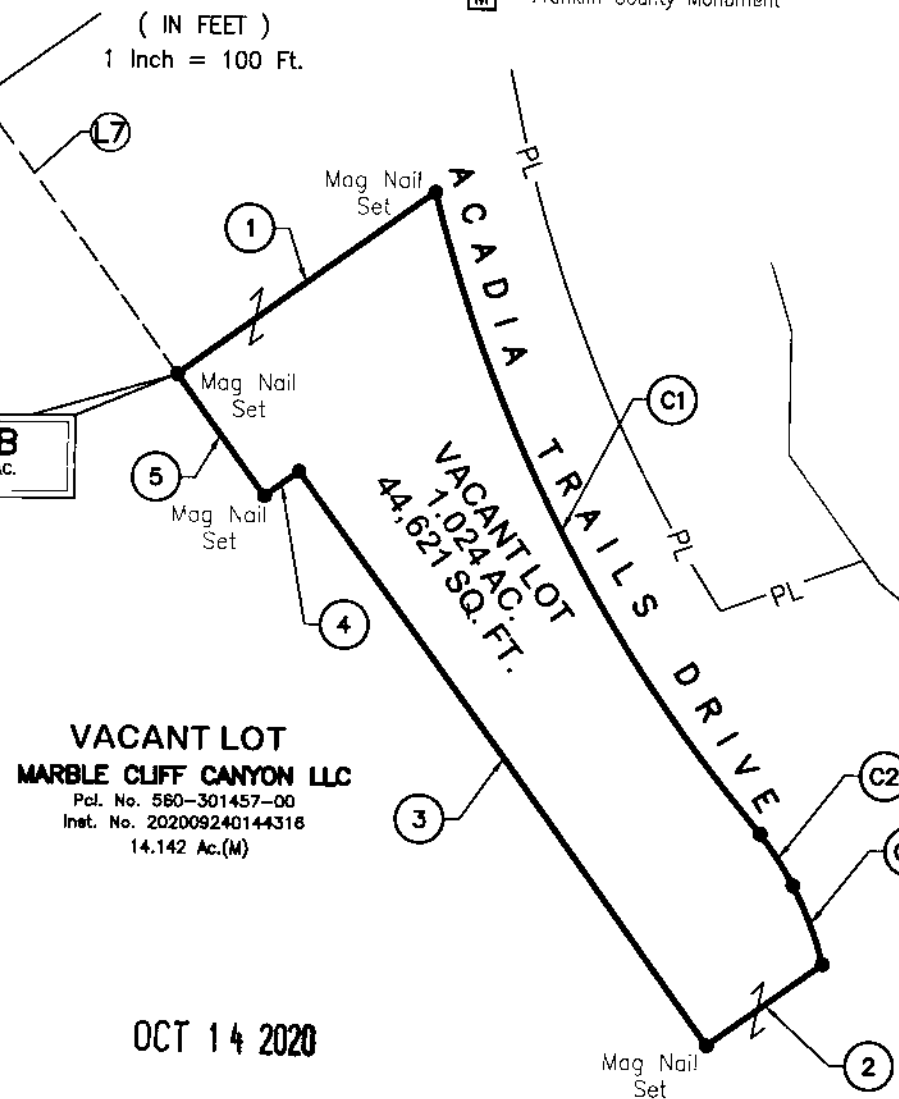
INDEX MAP
Not To Scale

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°56'57"E
2	73.48'	S53°56'57"W
3	366.59'	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'	825.29'	026°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



POB
1.024 AC.

POC
1.024 AC.

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 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)

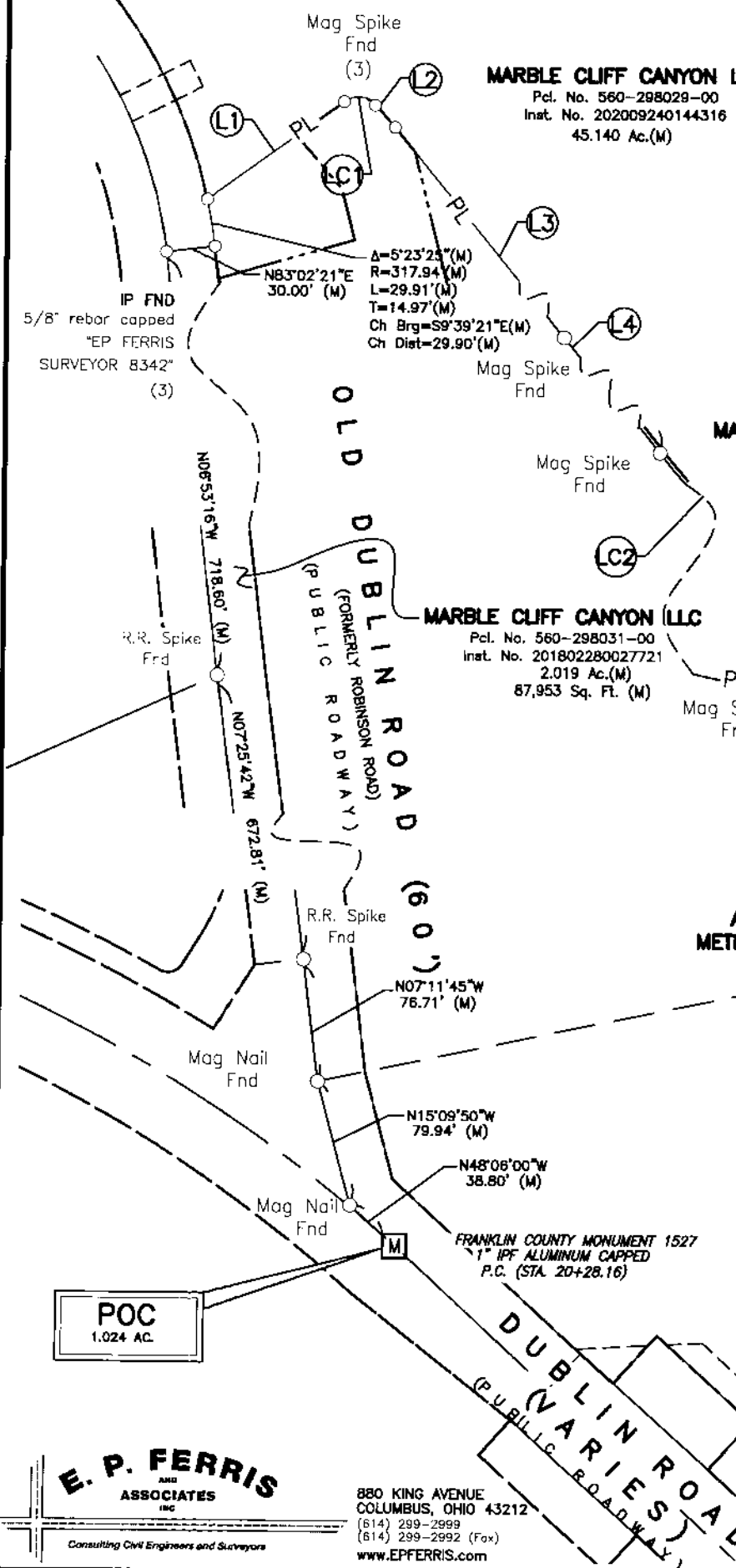
FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X & AE
BASE FLOOD ELEVATION = 744.5'
PANEL D164K & 0302K (164 & 302 OF 465)
MAP# 39049C0164K & 39049C0302K
MAP REVISED JUNE 17, 2008
COMMUNITY# 390170

OCT 14 2020



BY: *Matthew Lee Sloat* 10/13/20
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CRK CHK BY MLS DATE 10-13-2020



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

M:\1005013_1\IrabueRoad\DWG\Basemaps\ALIA\1005013_1.024 Acre_Irabue_L01_SPLI(6).dwg ~Office Lot Split Last Edited Byckelly ON 10/13/20