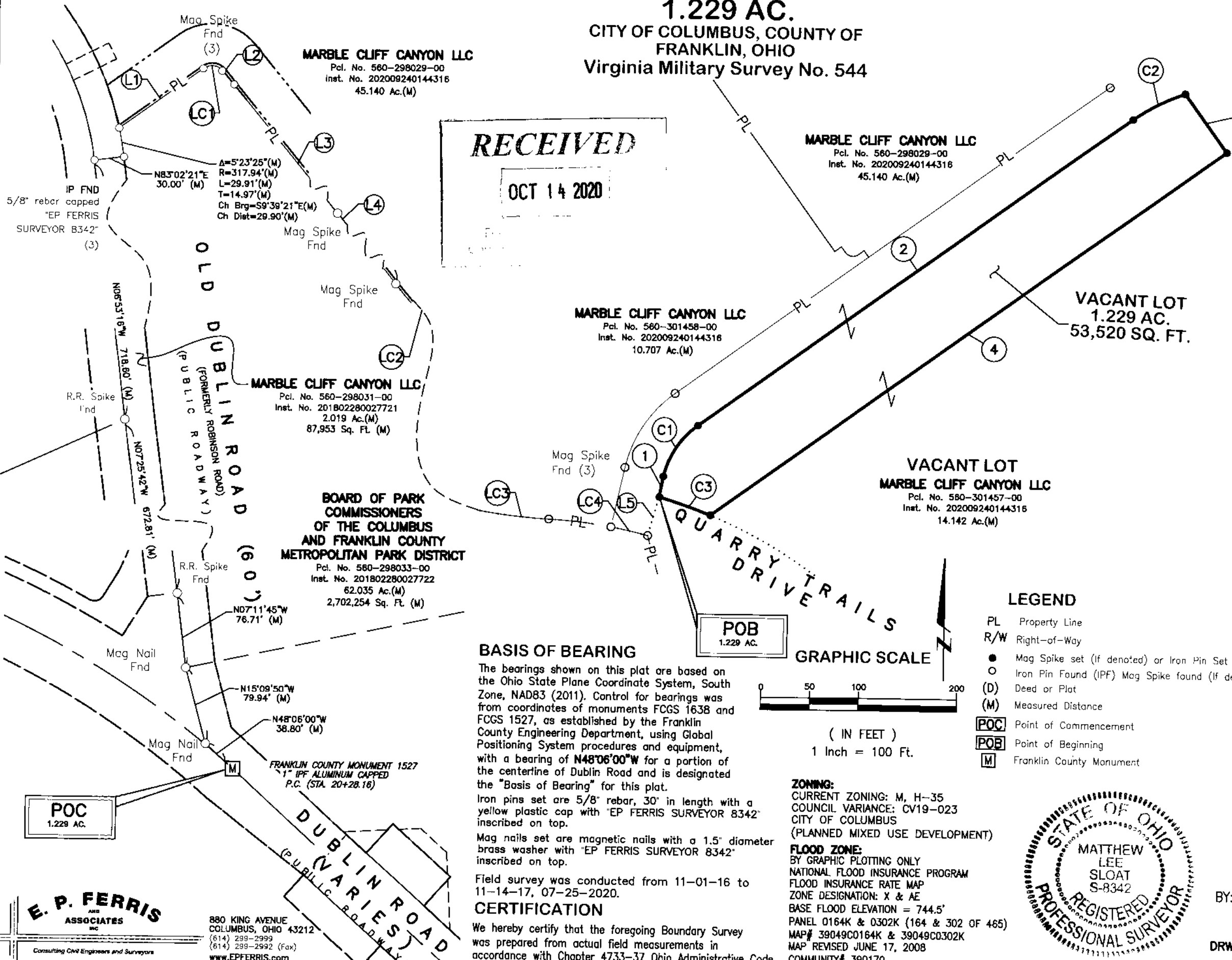
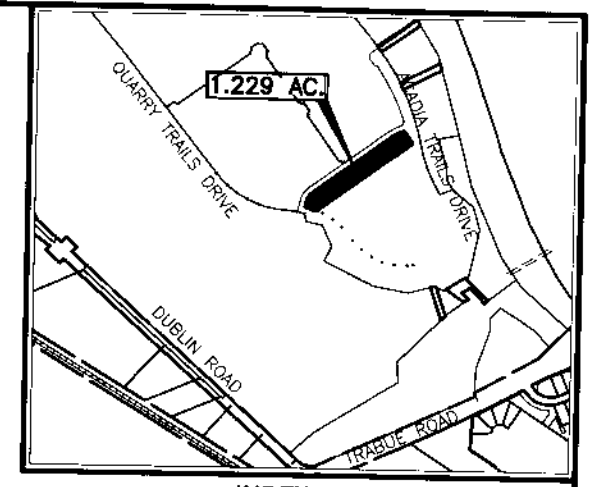


M:\1005013_1\1rabueRoad\DWG\Bosemaps\ALIA\1005013_1_1.229 Acre_1rabue_LO1 SPLI(5).dwg ~Office Lot Split LAST EDITED Byckelly ON 10/13/20

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



RECEIVED
OCT 14 2020

ACADIA TRAILS

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°56'51"E
3	73.35'	S36°03'03"E
4	642.00'	S53°56'57"W

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	64.26'	89.00'	41°22'18"	62.88'	N33°15'42"E
C2	59.19'	199.00'	17°02'31"	58.97'	N62°28'06"E
C3	55.11'	500.00'	08°18'54"	55.08'	N70°58'10"W

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.

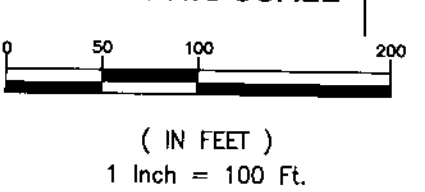
Mag nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

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.

GRAPHIC SCALE



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

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

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

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AND ASSOCIATES
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