

ACREAGE BREAKDOWN

PARCEL ID	ACREAGE
010-022758	1.399 AC.
010-036576	2.500 AC.
010-087920	0.047 AC.
TOTAL:	3.946 AC.

**LOT SPLIT
3.946 AC.**

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN HALF/FRACTIONAL SECTION 4, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

GRAPHIC SCALE



(IN FEET)
1 Inch = 100 Ft.

ZONING:
CURRENT ZONING: M, H-60
ORDINANCE #34010
EFFECTIVE DATE: 02-27-1928
CITY OF COLUMBUS

FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE MAP
ZONE DESIGNATION: X
BASE FLOOD ELEVATION = N/A
PANEL 03026 (326 OF 465)
MAP# 39049C0326K
MAP REVISED JUNE 17, 2008
COMMUNITY# 39049

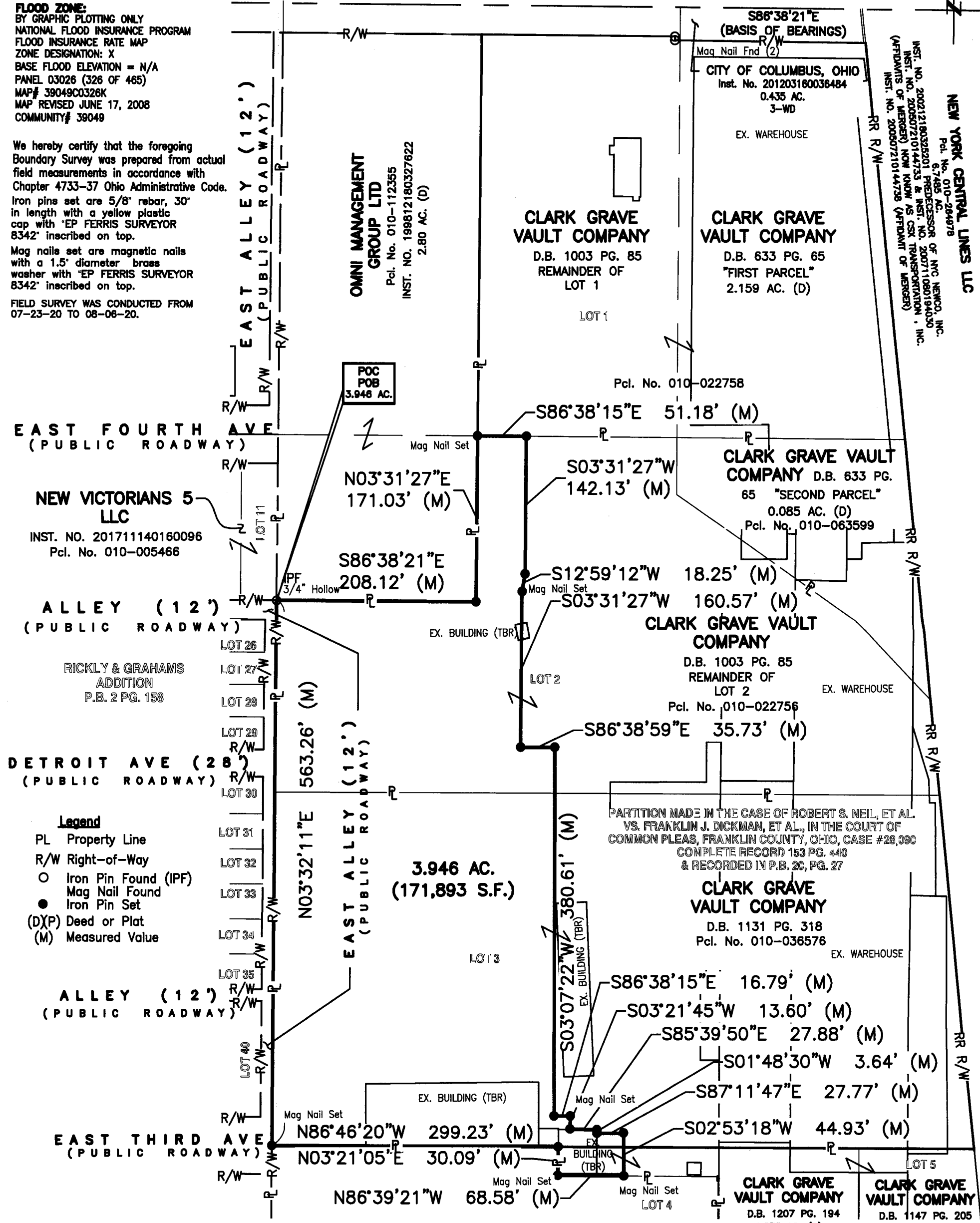
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

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 07-23-20 TO 08-06-20.

**EAST FIFTH AVENUE (VARIES)
(PUBLIC ROADWAY)**



NEW YORK CENTRAL LINES LLC
Pcl. No. 010-264878
6.7485 AC.
PREDECESSOR OF NYC NEMCO, INC.
INST. NO. 200507210144733 & INST. NO. 200711090194030
(AFFIDAVIT OF MERGER) NOW KNOWN AS CSX TRANSPORTATION, INC.
INST. NO. 200907210144738 (AFFIDAVIT OF MERGER)

- Legend**
- PL Property Line
 - R/W Right-of-Way
 - Iron Pin Found (IPF)
 - Mag Nail Found
 - Iron Pin Set
 - (D)(P) Deed or Plat
 - (M) Measured Value

BASIS OF BEARINGS
BEARINGS REFERENCED HEREIN ARE BASED ON THE CENTER LINE OF EAST FIFTH AVENUE AS BEING SOUTH 86°38'21" EAST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE (NAD 83, 2011 ADJUSTMENT)



BY: *Matthew Lee Sloat* 2/5/21
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

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