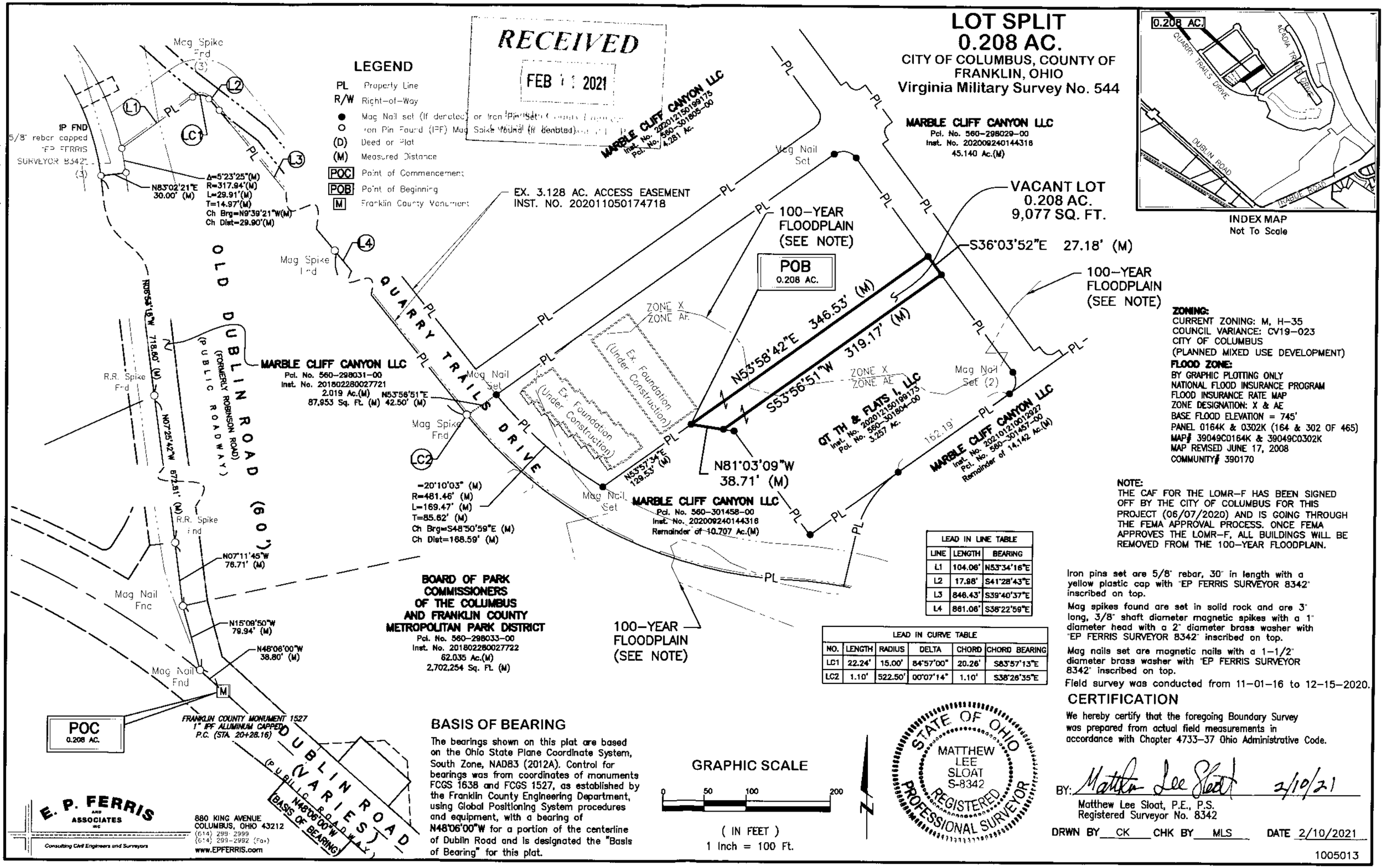
LOT SPLIT
0.208 AC.
CITY OF COLUMBUS, COUNTY OF FRANKLIN, OHIO
Virginia Military Survey No. 544

RECEIVED
FEB 1 1 2021



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 = 745'
PANEL 0164K & 0302K (164 & 302 OF 465)
MAP# 39049C0164K & 39049C0302K
MAP REVISED JUNE 17, 2008
COMMUNITY# 390170

NOTE:
THE CAF FOR THE LOMR-F HAS BEEN SIGNED OFF BY THE CITY OF COLUMBUS FOR THIS PROJECT (06/07/2020) AND IS GOING THROUGH THE FEMA APPROVAL PROCESS. ONCE FEMA APPROVES THE LOMR-F, ALL BUILDINGS WILL BE REMOVED FROM THE 100-YEAR FLOODPLAIN.

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

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	1.10'	522.50'	00°07'14"	1.10'	S38°26'35"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 magnetic nails 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 12-15-2020.

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.

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 Inch = 100 Ft.

STATE OF OHIO
MATTHEW LEE SLOAT
S-8342
REGISTERED
PROFESSIONAL SURVEYOR

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 2/10/21
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CK CHK BY MLS DATE 2/10/2021

1005013

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