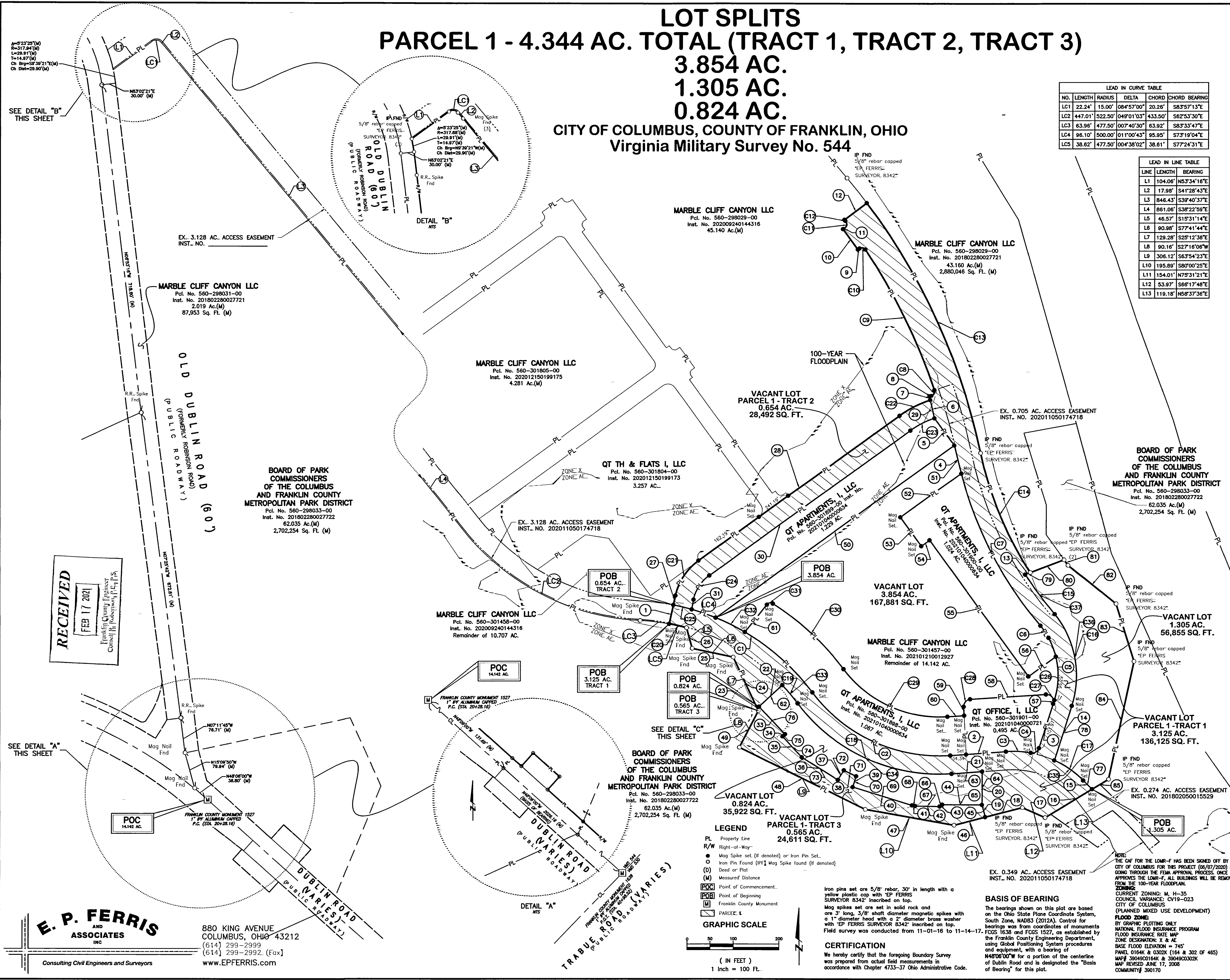


LOT SPLITS

PARCEL 1 - 4.344 AC. TOTAL (TRACT 1, TRACT 2, TRACT 3)

3.854 AC. 1.305 AC. 0.824 AC.

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



NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
LC1	22.24'	15.00'	084°57'00"	20.26'	S83°57'13"E
LC2	447.01'	522.50'	049°01'03"	433.50'	S62°53'30"E
LC3	63.96'	477.50'	007°40'30"	63.92'	S83°33'47"E
LC4	96.10'	500.00'	01°00'43"	95.95'	S73°19'04"E
LC5	38.62'	477.50'	004°38'02"	38.61'	S77°24'31"E

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	46.57'	S15°31'14"E
L6	90.98'	S77°41'44"E
L7	129.28'	S25°12'38"E
L8	90.16'	S27°16'06"W
L9	306.12'	S63°54'23"E
L10	195.89'	S80°00'25"E
L11	154.01'	N75°31'21"E
L12	53.97'	S68°17'48"E
L13	119.18'	N58°37'36"E

LINE	LENGTH	BEARING
1	41.83'	N12°35'06"E
2	121.77'	N85°53'29"E
3	101.97'	N17°35'55"E
4	63.57'	N13°51'10"W
5	73.38'	N36°03'03"W
6	40.45'	N12°57'19"W
7	8.27'	N17°04'38"W
8	5.56'	N72°55'22"E
9	3.86'	S53°56'51"W
10	55.00'	N36°03'09"W
11	5.00'	N53°56'51"E
12	61.00'	N52°59'29"E
13	11.70'	S67°40'15"W
14	125.34'	S17°35'55"W
15	27.27'	S44°58'28"E
16	119.18'	S58°37'36"W
17	90.98'	S77°41'44"E
18	83.65'	S75°31'21"W
19	27.68'	N14°28'39"W
20	72.50'	N07°09'30"E
21	66.73'	S85°53'29"W
22	69.27'	S47°09'34"W
23	8.94'	S10°40'04"W
24	129.28'	N25°12'38"W
25	90.98'	N77°41'44"W
26	46.57'	N15°31'14"W
27	20.80'	N12°35'06"E
28	540.75'	N53°56'51"E
29	40.44'	S12°57'16"E
30	540.75'	S53°56'51"W
31	21.47'	S10°39'21"W
32	8.94'	N10°40'04"E
33	82.55'	S43°28'42"E
34	7.29'	S47°22'47"W
35	61.59'	S42°37'13"E
36	93.24'	S57°53'30"E
37	24.24'	N32°01'41"E
38	29.50'	S63°40'35"E
39	24.24'	S17°09'34"W
40	134.88'	S72°50'26"E
41	6.91'	S79°44'43"E
42	53.47'	S88°57'07"E
43	7.05'	N55°59'26"E
44	86.45'	S89°47'35"E
45	27.68'	S14°28'39"E
46	70.37'	S75°31'21"W
47	195.89'	N80°00'25"W
48	306.12'	N63°54'23"W
49	90.16'	N27°16'06"E
50	642.00'	N53°56'57"E
51	63.57'	S13°51'10"E
52	183.75'	S53°56'57"W
53	78.00'	S36°03'03"E
54	22.21'	N53°56'57"E
55	366.59'	S36°03'03"E
56	73.48'	N53°56'57"E
57	8.15'	S17°35'55"W
58	165.21'	S65°15'26"W
59	19.23'	S03°01'12"E
60	35.98'	S85°53'29"W
61	76.88'	S38°56'57"W
62	69.27'	N47°09'34"E
63	66.73'	N85°53'29"E
64	72.50'	S07°09'30"W
65	86.45'	N89°47'35"W
66	7.05'	S55°59'26"W
67	53.47'	N88°57'07"W
68	6.91'	N79°44'43"W
69	134.88'	N72°50'26"W
70	24.24'	N17°09'34"E

LINE	LENGTH	BEARING
71	29.50'	N63°40'35"W
72	24.24'	S32°01'41"W
73	93.24'	N57°53'30"W
74	61.59'	N42°37'13"W
75	7.29'	N47°22'47"E
76	82.55'	N43°28'42"W
77	27.27'	N44°58'28"W
78	125.34'	N17°35'55"E
79	11.70'	N67°40'15"E
80	78.71'	N69°21'37"E
81	14.68'	S35°44'52"E
82	133.83'	S51°15'44"E
83	131.24'	S17°20'07"E
84	283.38'	S12°01'06"W
85	41.98'	S58°37'36"W

LINE	LENGTH	BEARING
86	19.23'	S03°01'12"E
87	35.98'	S85°53'29"W
88	76.88'	S38°56'57"W
89	69.27'	N47°09'34"E
90	66.73'	N85°53'29"E
91	72.50'	S07°09'30"W
92	86.45'	N89°47'35"W
93	7.05'	S55°59'26"W
94	53.47'	N88°57'07"W
95	6.91'	N79°44'43"W
96	134.88'	N72°50'26"W
97	24.24'	N17°09'34"E

LEGEND

- PL Property Line
- R/W Right-of-Way
- Mag Spike set (if denoted) or Iron Pin Set
- Iron Pin Found (IF) Mag Spike Found (if denoted)
- (D) Dead or Plot
- (M) Measured Distance
- POC Point of Commencement
- POB Point of Beginning
- FRANKLIN COUNTY MONUMENT 1527
- FRANKLIN COUNTY MONUMENT
- PARCELS
- PARCELS

GRAPHIC SCALE

(IN FEET)
1 Inch = 100 Ft.

CERTIFICATION

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

NOTE: THE OAF FOR THE LOWR-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 LOWR-F, ALL BUILDINGS WILL BE REMOVED FROM THE 100-YEAR FLOODPLAIN.

ZONING: CURRENT ZONING: M, H-35 COUNCIL VARIANCE: CV19-023 CITY OF COLUMBUS (PLANNED MIXED USE DEVELOPMENT)

FLOOD ZONING: BY GRAPHIC FLOODING ONLY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP ZONE DESIGNATION: X & E BASE FLOOD ELEVATION = 745' PANEL D16K & Q302X (164 & 302 OF 465) MAP# 3004000164K & 3004000302X MAP REVISED JUNE 17, 2008 COMMUNITY# 300170

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

DRWN BY CK CHK BY MLS DATE 02-17-2021

RECEIVED
FEB 17 2021
Franklin County Engineer
Cammie R. Robinson, P.E., P.S.

E. P. FERRIS
AND ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

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