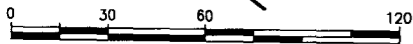


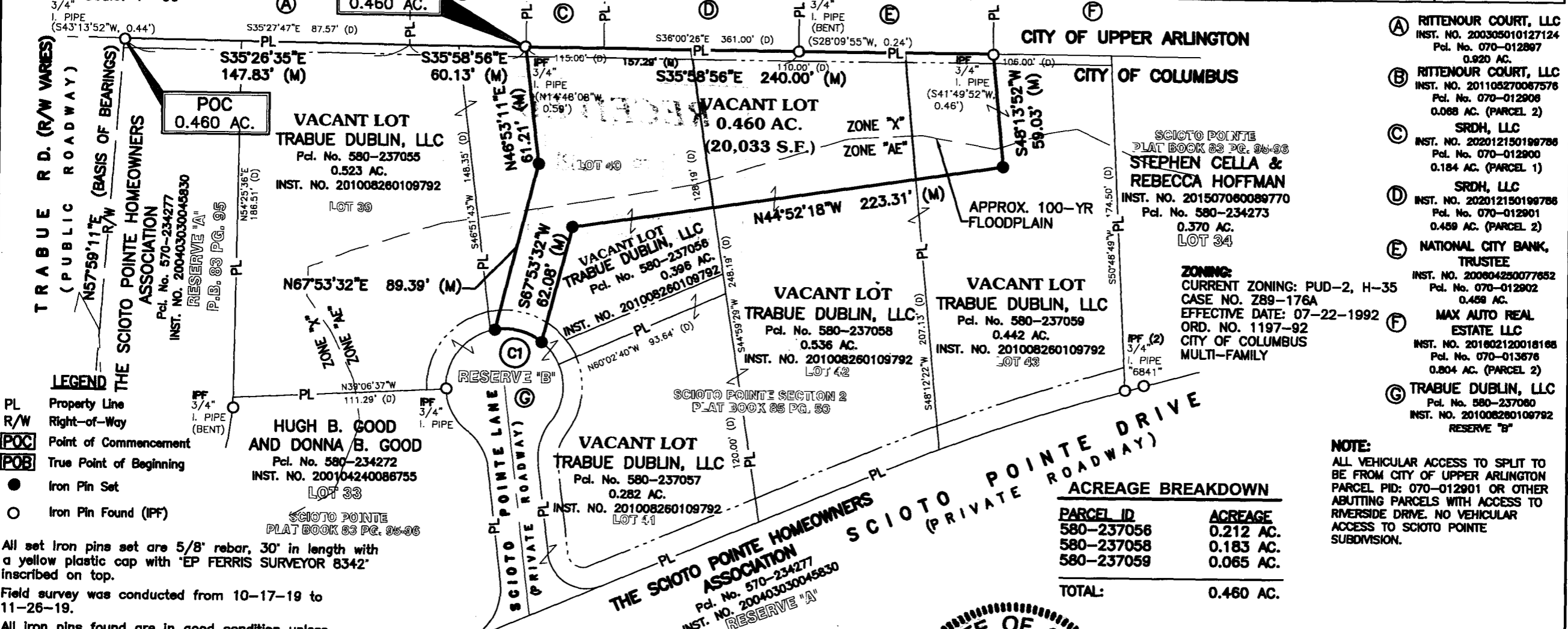
0.460 ACRE LOT SPLIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 19, UNITED STATES MILITARY LANDS

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	25.79'	30.00'	049°14'55"	25.00'	N22°06'28"W



Scale: 1"=60'



- Ⓐ RITTENOUR COURT, LLC
INST. NO. 200305010127124
Pcl. No. 070-012897
0.920 AC.
- Ⓑ RITTENOUR COURT, LLC
INST. NO. 201105270067576
Pcl. No. 070-012908
0.068 AC. (PARCEL 2)
- Ⓒ SRDH, LLC
INST. NO. 202012150199786
Pcl. No. 070-012900
0.184 AC. (PARCEL 1)
- Ⓓ SRDH, LLC
INST. NO. 202012150199786
Pcl. No. 070-012901
0.459 AC. (PARCEL 2)
- Ⓔ NATIONAL CITY BANK, TRUSTEE
INST. NO. 200604250077652
Pcl. No. 070-012902
0.459 AC.
- Ⓕ MAX AUTO REAL ESTATE LLC
INST. NO. 201602120016166
Pcl. No. 070-013676
0.804 AC. (PARCEL 2)
- Ⓖ TRABUE DUBLIN, LLC
Pcl. No. 580-237060
INST. NO. 201008260109792
RESERVE "B"

ZONING:
CURRENT ZONING: PUD-2, H-35
CASE NO. Z89-176A
EFFECTIVE DATE: 07-22-1992
ORD. NO. 1197-92
CITY OF COLUMBUS
MULTI-FAMILY

PARCEL ID	ACREAGE
580-237056	0.212 AC.
580-237058	0.183 AC.
580-237059	0.065 AC.
TOTAL:	0.460 AC.

NOTE:
ALL VEHICULAR ACCESS TO SPLIT TO BE FROM CITY OF UPPER ARLINGTON PARCEL PID: 070-012901 OR OTHER ADJUTING PARCELS WITH ACCESS TO RIVERSIDE DRIVE. NO VEHICULAR ACCESS TO SCIOTO POINTE SUBDIVISION.

- LEGEND**
- PL Property Line
 - R/W Right-of-Way
 - POC Point of Commencement
 - POB True Point of Beginning
 - Iron Pin Set
 - Iron Pin Found (IPF)

All set iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted from 10-17-19 to 11-26-19.

All iron pins found are in good condition unless otherwise noted.

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

BASIS OF BEARINGS:
BEARINGS REFERENCED HEREIN ARE BASED ON A PORTION OF THE SOUTHEASTERLY LINE OF TRABUE ROAD AS BEING NORTH 57°59'11" EAST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLAN SOUTH ZONE (NAD 83, 2011 ADJUSTMENT)

FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP ZONE DESIGNATION: X & AE
BASE FLOOD ELEVATION = 742'
PANEL 0307K (302 OF 465)
MAP# 39049C0302K
MAP REVISED JUNE 17, 2008
COMMUNITY# 390170

E. P. FERRIS ASSOCIATES
Consulting Civil Engineers and Surveyors

CONTACT:
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COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com



BY: *Matthew Lee Sloat* 2/23/21
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

0.460 ACRE LOT SPLIT SURVEY CITY OF COLUMBUS, OHIO	JOB NO.	708.762
	DRAWN BY:	CK
	CHECKED BY:	MLS
	APPROVED BY:	MLS
DATE:		02-22-2021