

**0.790 Acre LOT SPLIT**  
**Section 9, Township 11, Range 21**  
**Congress Lands**  
**Franklin County**  
**State of Ohio**

**Flood Zone:**  
 National Flood Insurance Program  
 Flood Insurance Rate Map  
 Zone Designation: X  
 Panel 0344K (344 of 465)  
 Map # 39049C0344K  
 Map Revised June 17, 2008  
 Community # 390170

**Zoning Information:**  
 Existing Zoning: LC4, H-35  
 Case # Z07-013 (8/29/2007)  
 Ordinance: 1083-2007

**Access Easement**  
 Inst. No. 200401210014624  
 0.947 Ac.

**NNN Columbus OH Owner LP**  
 Pcl. No. 530-285937  
 15.973 AC. (DEED)  
 Inst. No. 201806270085088

**STATE OF OHIO**  
**PARCEL 1**  
**Easement for**  
**Highway Purposes**  
**DB. 2526 Pg. 93**  
 3.27 AC.

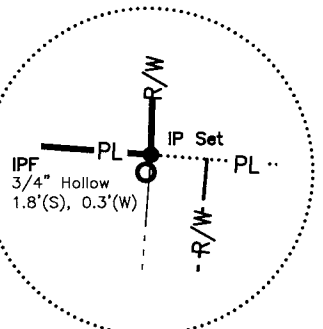
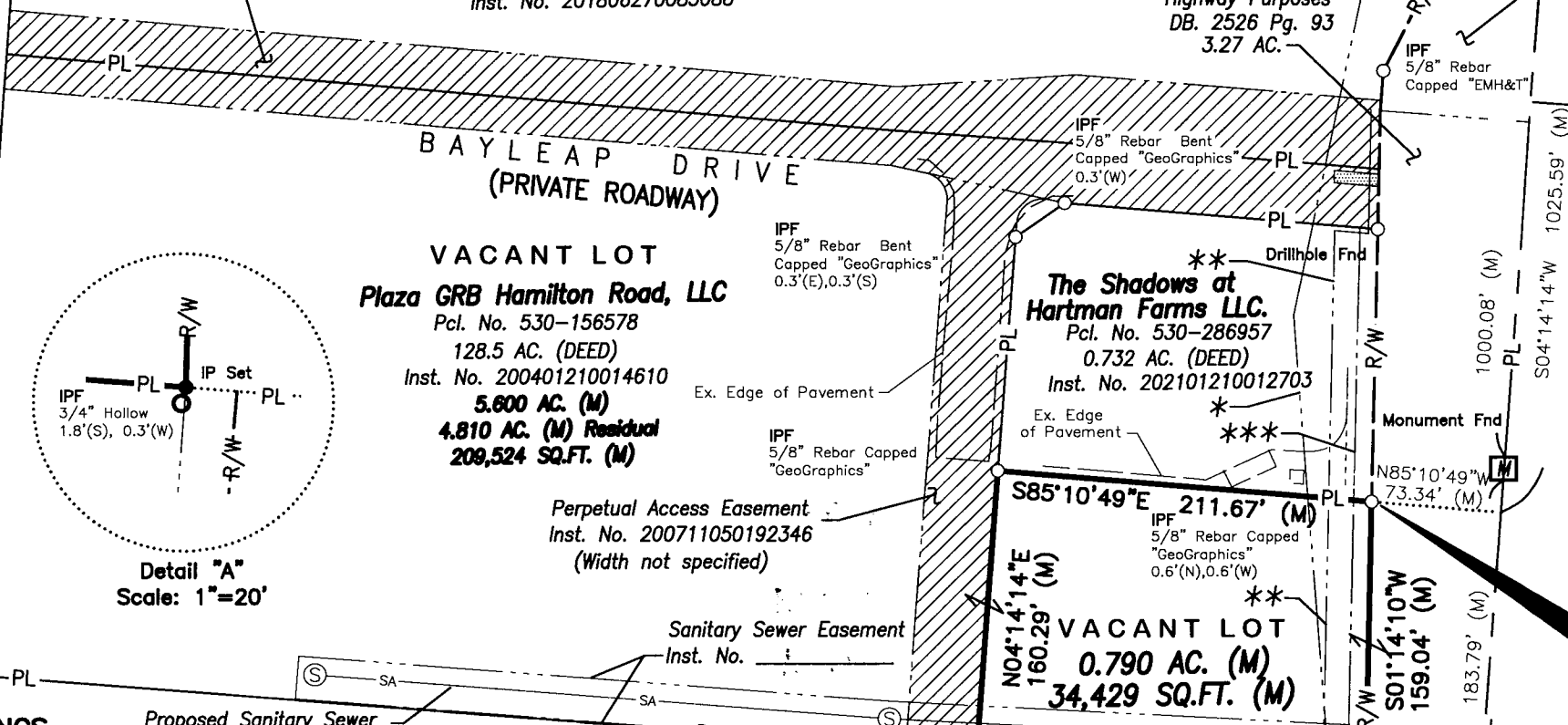
**CITY OF COLUMBUS**  
 0.5855 AC.  
 O.R.V. 32376 Pg. C17

**POC**  
 0.790 Ac. Tract

**HAMILTON**  
**SQUARE BLVD**  
**(PUBLIC ROADWAY)**

**LEGEND**

- CL Center Line
- PL Property Line
- R/W Right-of-Way
- Iron Pin Found (IPF)
- Mag Nail Found
- Iron Pin Set
- Mag Nail Set
- (DX) Deed or Plat
- (M) Measured Value
- ☐ Monument Box



**Detail "A"**  
 Scale: 1"=20'

**BASIS OF BEARINGS**

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. A portion of the centerline of Hamilton Road (S.R. 317) has an assumed bearing of N04°14'14"E and is designated as "basis of bearing" for this plat.

**Proposed Sanitary Sewer**  
 CC-15252

**Metropolitan House LLC**  
 Pcl. No. 530-301423  
 24,718 AC. (DEED)  
 Inst. No. 202008200123281

- \* Sanitary Sewer Easement  
 Inst. No. 200607200142532
- \*\* Sidewalk Easements  
 Inst. No. 2006008040153560
- \*\*\* Electric/Communications Easement  
 Inst. No. 200809170140322

**ALDI Inc (OHIO)**  
 Pcl. No. 530-301562  
 3.180 AC. (DEED)  
 Inst. No. 202010190161962

Field survey was conducted on 02-15-2020. All monuments 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 Code.

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.

**POB**  
 0.790 Ac. Tract

**PARCEL 1**  
**Easement for**  
**Highway Purposes**  
**DB. 2526 Pg. 93**  
 3.27 AC.



BY: *Matthew Lee Sloat* 1/27/21

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

DRWN BY CRK CHK BY MLS DATE 01-25-2021

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

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