FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X
BASE FLOOD ELEVATION = N/A
PANEL 0284K (284 OF 465)
MAP# 39049C0284K
MAP REVISED JUNE 17, 2008
COMMUNITY# 390049

ZONING:
DISTRICT: GB
COMMERCIAL GATEWAY SUB-DISTRICT

C3E

1.238 ACRE
LOT SPLIT EXHIBIT

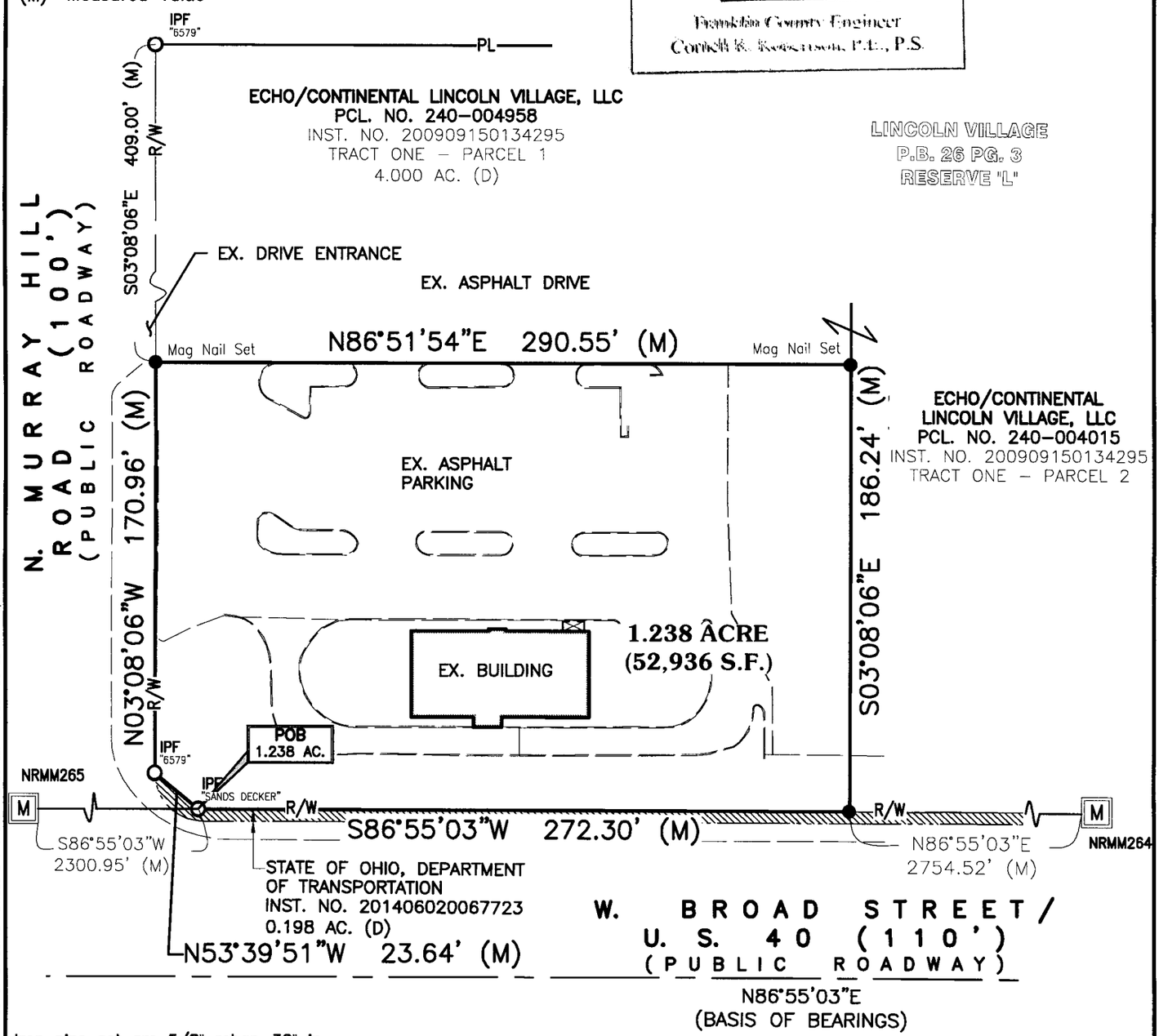
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PRAIRIE,
VIRGINIA MILITARY SURVEY NO. 1484

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: jwiggins
06/01/2021
PENDING ORIGINALS
*Submitted via digital format
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

RECEIVED
JUL 7 1 2021
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

0 60 120
SCALE IN FEET

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



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 on 04-22-2021.

BASIS OF BEARINGS

BEARINGS REFERENCED HEREIN ARE BASED ON THE **CENTERLINE OF RIGHT-OF-WAY** LINE OF W. BROAD STREET AS BEING **SOUTH 86°55'03" WEST** AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S REAL TIME NETWORK, BASED ON OHIO STATE PLANE SOUTH ZONE, NAD83 (2011)

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

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

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

BY: Matthew Lee Sloat 6/1/21
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

JOB NO.	0708.809
DRAWN BY:	CK
CHECKED BY:	MJA
APPROVED BY:	MLS
DATE:	6/1/2021