

GRAPHIC SCALE



(IN FEET)
1 Inch = 60 Ft.

LOT SPLIT 3.992 AC.

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF
COLUMBUS, AND BEING IN HALF/FRACTIONAL
SECTION 4, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

LEGEND

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

EAST FIFTH AVENUE (VARIES)
(PUBLIC ROADWAY)

S86°38'21"E
(BASIS OF BEARINGS)

S86°38'21"E 201.71' (M)

S03°31'53"W 3.88' (M)
S86°26'03"E 198.82' (M)

IP Set

R/W

Set

RR R/W

CITY OF COLUMBUS, OHIO
Inst. No. 201203160036484
0.435 AC.
3-WD

3.992 AC.
(173,910 SQ. FT.)

EX. BUILDING
(TO BE REMOVED)

EX. CONCRETE PAD

OMNI MANAGEMENT
GROUP LTD
Pcl. No. 010-112355
INST. NO. 199812180327622
2.80 AC. (D)

FRANKLIN COUNTY ENGINEER
Cornell K. Robertson, P.E., P.S.
MAR 30 2021

N03°31'27"E 413.27' (M)

CLARK GRAVE
VAULT COMPANY
D.B. 1003 PG. 85
REMAINDER OF
LOT 1
Pcl. No. 010-022758
LOT 1

CLARK GRAVE
VAULT COMPANY
D.B. 633 PG. 65
"FIRST PARCEL"
2.159 AC. (D)
Pcl. No. 010-022758

NEW YORK CENTRAL LINES LLC
Pcl. No. 010-264678
6.7485 AC.
PREDCESSOR OF NYC NEWCO, INC.
INST. NO. 2002121803282901
INST. NO. 200507210144735 & INST. NO. 200711080184030
INST. NO. 200507210144735 & INST. NO. 200711080184030
(AFFIDAVIT OF MERGER) NOW KNOWN AS CSX TRANSPORTATION, INC.
INST. NO. 200507210144735 (AFFIDAVIT OF MERGER)

PARTITION MADE IN THE CASE OF ROBERT S. NEIL, ET AL.
VS. FRANKLIN J. DICKMAN, ET AL., IN THE COURT OF
COMMON PLEAS, FRANKLIN COUNTY, OHIO, CASE #28,090
COMPLETE RECORD 153 PG. 440
& RECORDED IN P.B. 20, PG. 27

N86°38'15"W 445.68' (M)

POB
3.992 AC.

CLARK GRAVE VAULT
COMPANY
D.B. 1003 PG. 85
REMAINDER OF
LOT 2
Pcl. No. 010-022756
LOT 2

CLARK GRAVE VAULT
COMPANY
D.B. 633 PG. 65
"SECOND PARCEL"
0.85 AC. (D)
Pcl. No. 010-063599

N03°31'27"E
171.03' (M)

S86°38'21"E
208.12' (M)

POC
3.992 AC.

SEE DETAIL "A"

RICKLY & GRAMS
ADDITION
PB. 2 PG. 158
LOT 11

POC
3.992 AC.

ALLEY (12')
(PUBLIC ROADWAY)
PB. 2 PG. 158

DETAIL "A"
NTS

ZONING:
CURRENT ZONING: M, H-60
ORDINANCE #34010
EFFECTIVE DATE: 02-27-1928
CITY OF COLUMBUS

FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X
BASE FLOOD ELEVATION = N/A
PANEL 03026 (326 OF 465)
MAP# 39049C0326K
MAP REVISED JUNE 17, 2008
COMMUNITY# 39049

We hereby certify that the foregoing
Boundary Survey was prepared from actual
field measurements in accordance with
Chapter 4733-37 Ohio Administrative Code.
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 FROM
07-23-20 TO 08-08-20.

BY:

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

DRWN BY CK CHK BY MLS DATE 03-17-2021



BASIS OF BEARINGS
BEARINGS REFERENCED HEREIN ARE BASED ON
THE CENTER LINE OF EAST FIFTH AVENUE AS
BEING SOUTH 86°38'21" EAST AS DETERMINED BY
GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT
OF TRANSPORTATION'S VIRTUAL REFERENCE
STATION, BASED ON OHIO STATE PLANE SOUTH
ZONE (NAD 83, 2011 ADJUSTMENT)

E. P. FERRIS
ASSOCIATES

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com