

# 3.445 ACRE BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING  
IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 18, UNITED STATES  
MILITARY LANDS

- LEGEND**
- PL Property Line
  - R/W Right-of-Way
  - POC Point of Commencement
  - POB True Point of Beginning
  - Mag Nail set (If denoted) or Iron Pin Set
  - Iron Pin Found (IPF)
  - ⊗ Mag Nail Found

POC  
POB  
3.445 AC.

**E. SIXTH AVE. (50')**  
(PUBLIC ROADWAY)  
P.B. 12, PG. 35  
S86°38'21"E 272.82' (M)

Mag Nail Set

**PRELIMINARY APPROVAL**  
Cornell R. Robertson, P.E., P.S.  
BY: *hsauer*  
10/14/2021  
**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.

**N. FOURTH STREET (R/W VARIES)**  
(PUBLIC ROADWAY)  
P.B. 1, PG. 383

**N. FIFTH STREET (50')**  
(PUBLIC ROADWAY)  
P.B. 4, PG. 141

**ZONING:**  
CURRENT ZONING: C4, H-60  
ORDINANCE#: 34010  
EFFECTIVE DATE: 2-27-1928  
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 0326K (326 OF 465)  
MAP# 39049C0326K  
MAP REVISED JUNE 17, 2008  
COMMUNITY# 390049

### BASIS OF BEARINGS:

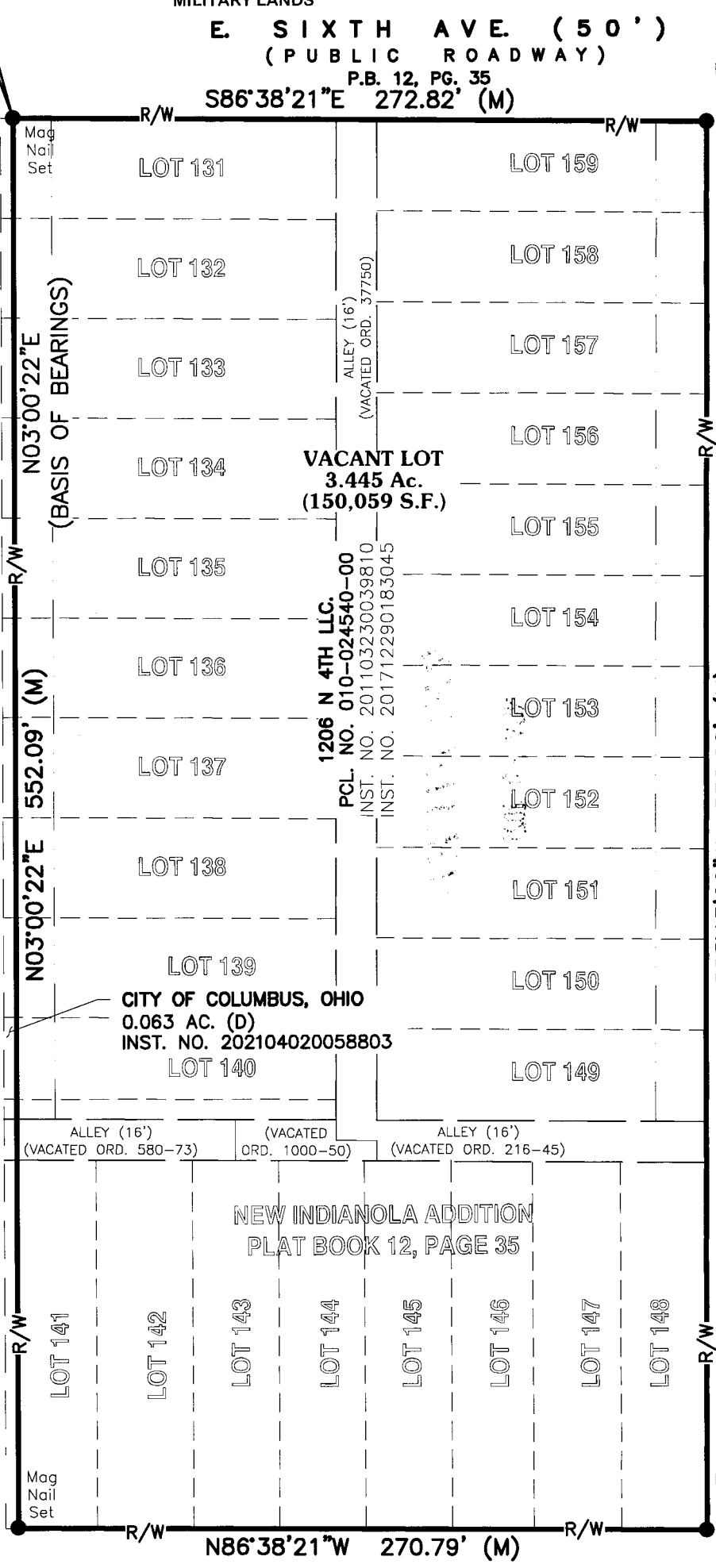
BEARINGS REFERENCED HEREIN ARE BASED ON THE EASTERLY RIGHT-OF-WAY OF NORTH FOURTH STREET AS BEING NORTH 03° 00' 22" EAST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE (NAD 83, 2011 ADJUSTMENT).

Field survey was conducted on 09-25-19.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

All Mag Nails Set are magnetic nails with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" on top.

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



**E. P. FERRIS**  
ASSOCIATES  
INC.



**E. FIFTH AVE. (60')**  
(PUBLIC ROADWAY)  
P.B. 12, PG. 35

BY: *Matthew Lee Sloat* 10/14/21  
Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

DRAWING: 10-12-21 (REVISED) DATE: 10-14-21 (DATE) SCALE: 1"=100' SURVEYOR: M.L.S.