

2.015 ACRE BOUNDARY SURVEY

Virginia Military Survey 544, and being part of that 4.609 Ac. Tract in Instrument Number 199810280274486, Franklin County Recorder's Office
City of Columbus
Franklin County
State of Ohio

BASIS OF BEARINGS
The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012A). Control for bearings was from coordinates of monuments FCGS 4434 and FCGS 1336, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, with a bearing of **S66°35'31"W** for a portion of the centerline of Trabue Road and is designated the "Basis of Bearing" for this plat.
Field survey was conducted on 07-24-19 through 12-3-21. 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.

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.

BY: gantonini
12/08/2021

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.

Flood Zones:
National Flood Insurance Program
Flood Insurance Rate Map
Zone Designation: X
Panel 0302K (302 of 465)
Map # 39049C0302K
Map Revised June 17, 2008
Community # 390170

Zoning Information:
Existing Zoning: C-4, H-35
Case # Z73-209 (6/12/1974)
Ordinance # 655-74

SCIOTO LLC
Pcl. No. 560-104720
Inst. No. 200603030041072
5.020 AC. (D)

$\Delta=47^{\circ}03'42''$ (M)
 $R=425.00'$ (M)
 $L=349.09'$ (M)
 $T=185.07'$ (M)
Ch Brg= $N27^{\circ}10'50''E$ (M)
Ch Dist= $339.36'$ (M)

New York Central Lines LLC (Inst. No. 200212180325201), now known as CSX Transportation Inc., successor by merger (Inst. No. 200507210144733 & Inst. No. 200507210144738) and more fully defined in Instrument Number 200711080194030

FRED E. WRIGHT & ASSOCIATES, INC.
Pcl. No. 560-131317
Inst. No. 199810280274486
Remainder of 4.609 AC. (D)
2.015 AC. (M)
87,773 SQ. FT. (M)

MYFLORI LLC
Pcl. No. 560-212118
Inst. No. 201309040149504
0.720 AC. (D)

CITY OF COLUMBUS
Inst. No. 200103290063295
0.049 AC. (D)

WRIGHT FAMILY INVESTMENTS, INC.
Pcl. No. 560-300785
Inst. No. 202003050033351
1.873 AC. (D)

THE CITY OF COLUMBUS OHIO
DB. 3576 PG. 549
0.216 AC. (D)

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

THE CITY OF COLUMBUS OHIO
DB. 3502 PG. 183
0.698 AC. (D)

E. P. FERRIS AND ASSOCIATES INC.
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

FRANKLIN COUNTY MONUMENT 4434
1" IPF ALUMINUM CAPPED

POC
2.015 Ac. Parcel

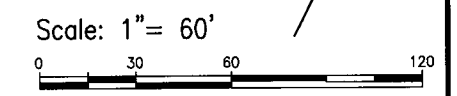
POB
2.015 Ac. Parcel

THE CITY OF COLUMBUS OHIO
DB. 3502 PG. 183
0.698 AC. (D)



NORWICH TOWNSHIP
FRANKLIN TOWNSHIP
S66°35'31"W (BASIS OF BEARINGS)
BY: *Matthew Lee Sloat* 12/9/21
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CRK CHK BY MLS DATE 12-06-21
708827



NOTE:
Remainder of the 4.609 Acre Tract (PID 560-131317) shall come from the existing access points to Trabue Road and Maple Way Drive.

