

2.879 ACRE BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN SECTION 4 AND HALF SECTION 11 OF SCOFIELD'S SURVEY OF THE REFUGEE LANDS

0 60 120



SCALE IN FEET
Scale: 1" = 60'

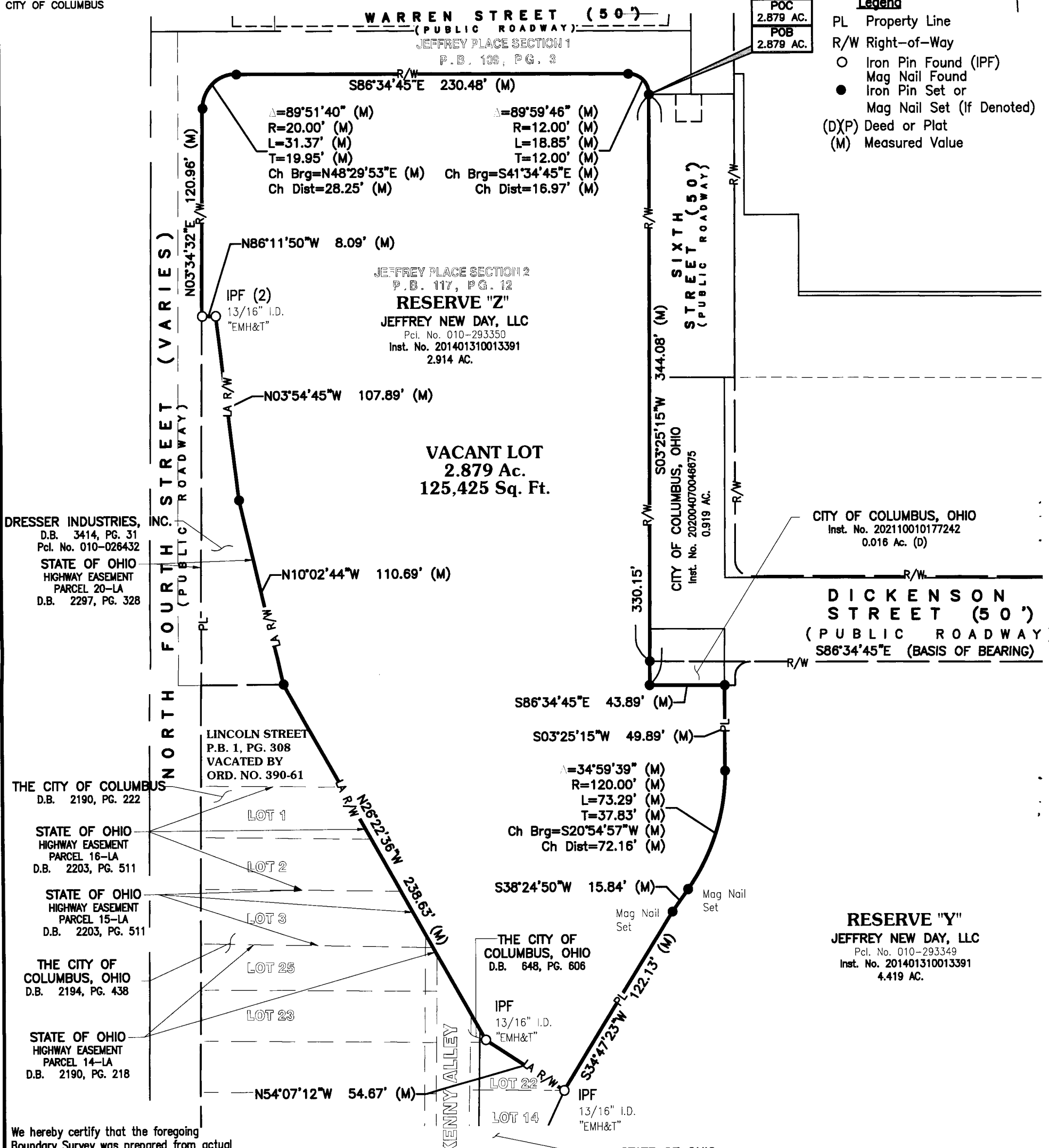


FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X
BASE FLOOD ELEVATION = N/A
PANEL 0309K (326 OF 465)
MAP# 39049C0326K
MAP REVISED JUNE 17, 2008
COMMUNITY# 390049

ZONING:
CURRENT ZONING: M, H-60
COUNCIL VARIANCE: CV12-060C
FILE NO. 1888-2017
CITY OF COLUMBUS

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



DRESSER INDUSTRIES, INC.
D.B. 3414, PG. 31
Pcl. No. 010-026432
STATE OF OHIO
HIGHWAY EASEMENT
PARCEL 20-LA
D.B. 2297, PG. 328

THE CITY OF COLUMBUS
D.B. 2190, PG. 222
STATE OF OHIO
HIGHWAY EASEMENT
PARCEL 16-LA
D.B. 2203, PG. 511
STATE OF OHIO
HIGHWAY EASEMENT
PARCEL 15-LA
D.B. 2203, PG. 511

THE CITY OF COLUMBUS, OHIO
D.B. 2194, PG. 438
STATE OF OHIO
HIGHWAY EASEMENT
PARCEL 14-LA
D.B. 2190, PG. 218

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

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 10-18-18 to 12-10-19

BASIS OF BEARINGS:
BEARINGS REFERENCED HEREIN ARE BASED ON THE EXISTING SOUTHERLY RIGHT-OF-WAY OF DICKENSON STREET AS BEING SOUTH 88° 34' 45" 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).

GEORGE W. RICE'S SUBDIVISION OF LOTS 22-24 OF LAZELL'S NORTH ADDITION TO COLUMBUS P.B. 2, PG. 50 (DESTROYED BY FIRE)

STATE OF OHIO
HIGHWAY EASEMENT
PARCEL 19-LA & PARCEL 19
D.B. 2297, PG. 328
D.B. 2297, PG. 331
DRESSER INDUSTRIES, INC. (FEE)
Pcl. No. 010-293349
D.B. 3414 PG. 31

E. P. FERRIS
AND ASSOCIATES
INC.

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(614) 299-2992 (Fax)
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BY: *Matthew Lee Sloat* 10/13/21
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

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