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.

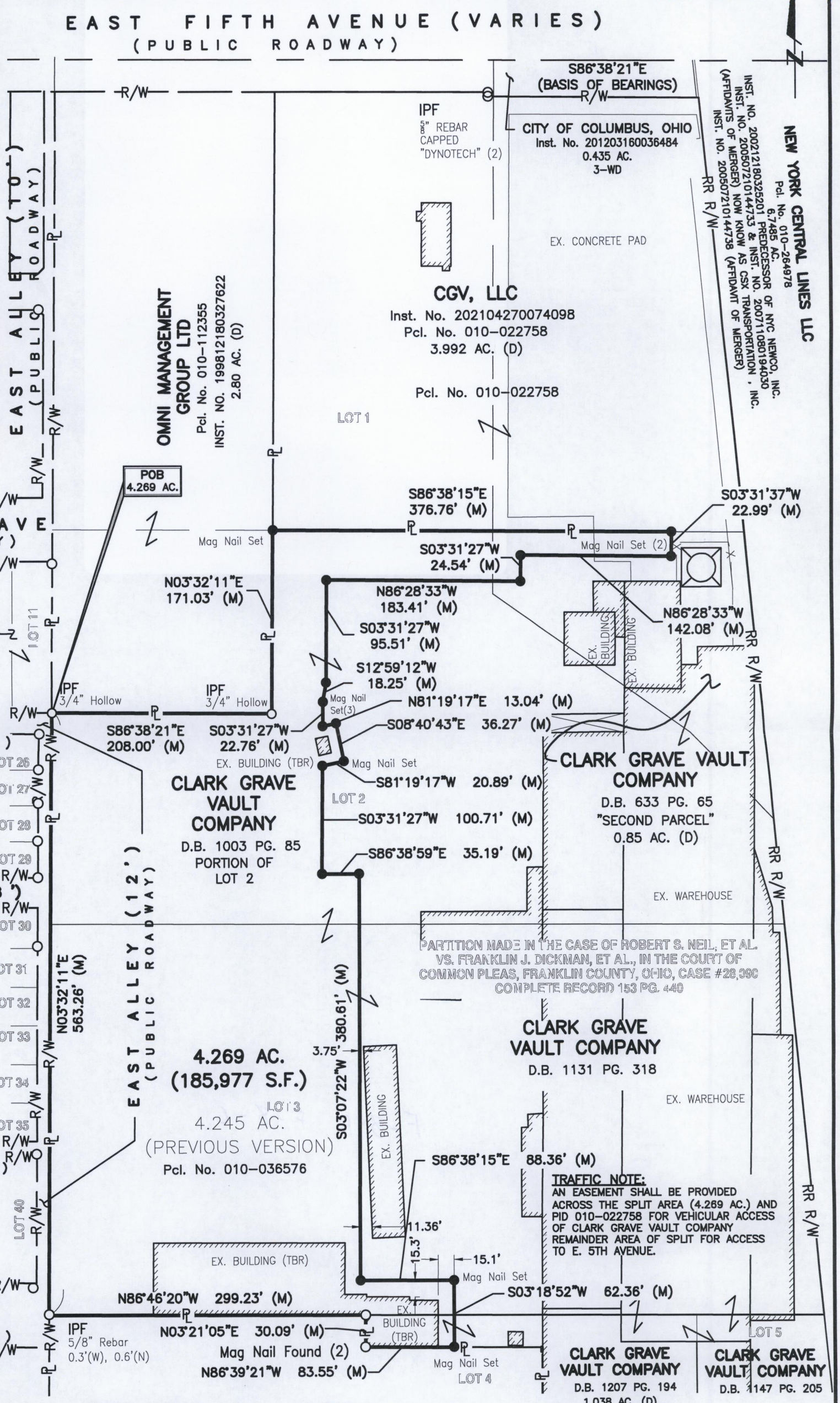
FIELD SURVEY WAS CONDUCTED FROM 07-23-2020 TO 04-07-2021.

RECEIVED
JAN 28 2022
Franklin County Engineer
Cornell R. Robertson, P.S.

LOT SPLIT
4.269 AC.

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

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 Inch = 100 Ft.



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
- (TBR) To Be Removed
- Existing Building

STATION 324, LLC
I.N. 201805040059758
Pcl. No. 010-007202
4.228 AC. (D)

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, NAD83 (CORS96).

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

BY: Matthew Lee Sloat 7/27/21
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

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

DRWN BY CK CHK BY MLS DATE 7/27/2021

1204.001

M:\1204001_ClarkGraveVault\DWG\Exhibits\1204001_E5thAve_Easements_Site2Split.dwg ~Site2 Lot Split LAST EDITED BYckelly ON 8/9/21