

F-8-F, F-8C

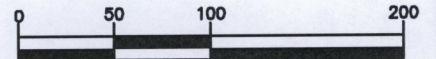
ZONING:
CURRENT ZONING: M, H-60
ORDINANCE #34010
EFFECTIVE DATE: 02-27-1928
CITY OF COLUMBUS

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

LOT SPLIT 0.326 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

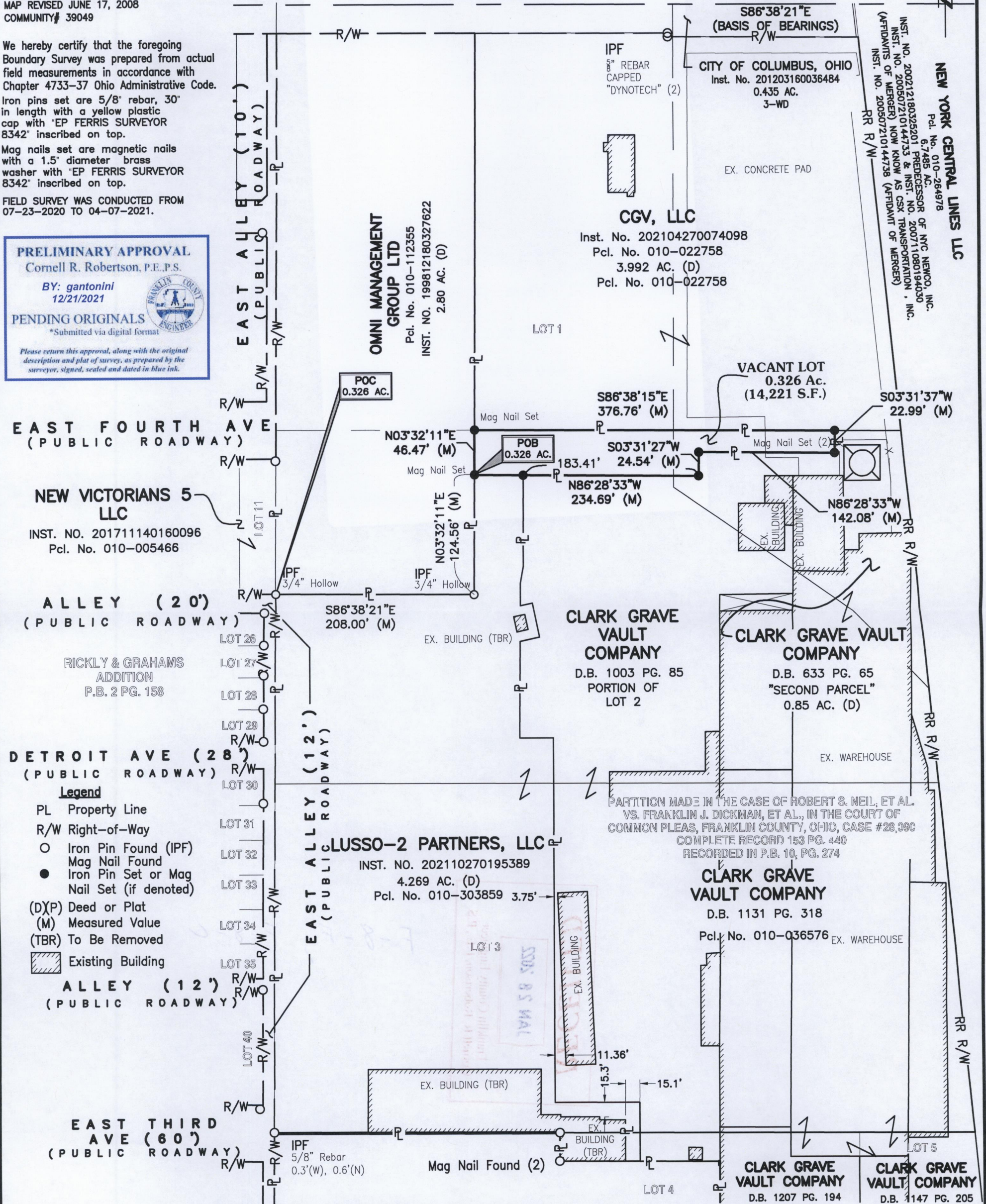


(IN FEET)
1 Inch = 100 Ft.

EAST FIFTH AVENUE (VARIES)
(PUBLIC ROADWAY)

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.

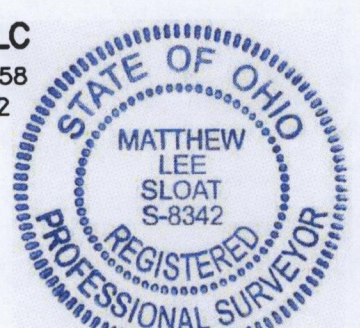
PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: *gantonini*
12/21/2021
PENDING ORIGINALS
*Submitted via digital format
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.



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).

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

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



BY: *Matthew Lee Sloat* 12/21/21
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CK CHK BY MLS DATE 12/19/2021

M:\1204001_ClarkeGraveVault\DWG\Exhibits\1204001_E5thAve_LotSplit_Site1_Addition.dwg ~Site2 Lot Split LAST EDITED BYckelly ON 12/19/21