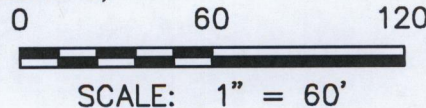


**ZONING:**  
 CURRENT ZONING: M, H-60  
 ORDINANCE #34010  
 EFFECTIVE DATE: 02-27-1928  
 CITY OF COLUMBUS

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

**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



**EAST FOURTH AVE**  
 (PUBLIC ROADWAY)

**NEW VICTORIANS 5 LLC**  
 INST. NO. 201711140160096  
 Pcl. No. 010-005466

**OMNI MANAGEMENT GROUP LTD**  
 Pcl. No. 010-112355  
 INST. NO. 199812180327622  
 2.80 AC. (D)

PARTITION MADE IN THE CASE OF ROBERT S. NEIL, ET AL. VS. FRANKLIN J. DICKMAN, ET AL.; IN THE COURT OF COMMON PLEAS, FRANKLIN COUNTY, OHIO; CASE #28,090 COMPLETE RECORD 153 PG. 440 RECORDED IN P.B. 10, PG. 274

**ALLEY (20')**  
 (PUBLIC ROADWAY)

RICKLY & GRAHAMS ADDITION  
 P.B. 2 PG. 158

**CLARK GRAVE VAULT COMPANY**  
 D.B. 633 PG. 65  
 "SECOND PARCEL"  
 0.85 AC. (D)

**DETROIT AVE (28')**  
 (PUBLIC ROADWAY)

**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

**LUSSO-2 PARTNERS, LLC**  
 INST. NO. 202110270195389  
 4.269 AC. (D)  
 Pcl. No. 010-303859

**CLARK GRAVE VAULT COMPANY**  
 D.B. 1131 PG. 318  
 Pcl. No. 010-036576

**ALLEY (12')**  
 (PUBLIC ROADWAY)

**EAST THIRD AVE (60')**  
 (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.

**BASIS OF BEARINGS**

BEARINGS REFERENCED HEREIN ARE BASED ON THE EASTERLY LINE OF EAST ALLEY AS BEING SOUTH 03°32'11" WEST AS DETERMINED BY GPS OBSERVATIONS UTILIZING OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION, BASED ON OHIO STATE PLANE SOUTH ZONE, NAD83 (GORS96).

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

880 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)

**PRELIMINARY APPROVAL**  
 Cornell R. Robertson, P.E., P.S.  
 BY: jwiggins 12/14/2021  
**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.

BY: *Matthew Lee Sloat* 12-14-21  
 Matthew Lee Sloat, P.E., P.S.  
 Registered Surveyor No. 8342

0.047 ACRE LOT SPLIT	JOB NO.	1204.001
	DRAWN BY:	CK
	CHECKED BY:	MLS
	APPROVED BY:	MLS
	DATE:	12/14/21