

Legend

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

HIGHWAY EASEMENT
 * 0.162 AC. (D)
 D.B. 2895 PG. 560

0.316 ACRE RIGHT-OF-WAY DEDICATION

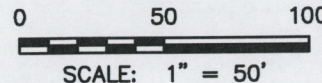
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, FARM LOT 43
 QUARTER SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 WEST, U.S. MILITARY LANDS

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE CENTERLINE OF RIGHT OF WAY OF FLINT ROAD, FROM THE INTERSECTION WITH U.S. 23, BEARING NORTHEASTERLY TO FCGS 5026 AND HAVING A BEARING OF N31°19'45"E, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

FIELD SURVEY WAS CONDUCTED FROM 06-08-21 TO 06-22-21. 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 with "EP FERRIS SURVEYOR 8342" inscribed on top.



NORTH HIGH STREET (U.S. 23) (PUBLIC ROADWAY)
 (VARIES)

Ch Dist=58.77' (D)
 Ch Brg=N0°37'54"E (D)
 T=29.38' (D)
 L=58.77' (D)
 R=11519.16' (D)
 Δ=0°17'32" (D)

50.00' MAG NAIL SET (WITNESS)
 50.00' MAG NAIL SET (WITNESS)
 368.01'
 S31°19'45"W 418.01' (M)

R/W DEDICATED IN P.B. 33, PG. 31
JOSEPH A. CORDIANO
 PCL. NO. 610-193330
 INST. NO. 201904020036938
 0.40 AC.

CITY OF COLUMBUS
 SHARON TOWNSHIP

FLOOD ZONE:
 BY GRAPHIC PLOTTING ONLY
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 ZONE DESIGNATION: X
 BASE FLOOD ELEVATION = N/A
 PANEL 0157K (157 OF 465)
 MAP# 39049C0157K
 MAP REVISED JUNE 17, 2008
 COMMUNITY# 390170

ZONING:
 CURRENT ZONING: Z86-1237, COMMERCIAL,
 LC2, 08/12/1987, H-35
 COUNCIL VARIANCE: N/A

STATE OF OHIO, DEPARTMENT OF TRANSPORTATION
 PARCEL 81WD, 0.220 AC. (D)
 INST. NO. 201304030054856

IPF, 5/8" Rebar w/ 2" Dia. Aluminum Cap Stamped "ODOT R/W - URS Corp."

Δ=14°24'45" (M)
 R=220.00' (M)
 L=55.34' (M)
 T=27.82' (M)
 Ch Brg=S41°46'03"W (M)
 Ch Dist=55.19' (M)

FLINT 23 LLC
 PCL. NO. 610-207690
 INST. NO. 202109280173546
 1.595 AC. (D)
 EXCEPTING 0.1485 AC. (D)
 O.R.V. 27859 PG. B14
 EXCEPTING 0.220 AC. (D)
 INST. NO 201304030054856
 1.200 AC. (M)

N31°19'45"E 203.55' (M)

0.316 AC.
 (13,750 S.F.)
 (0.274 AC. P.R.O.)

CITY OF COLUMBUS
 SHARON TOWNSHIP

RITA DI MARCO
 AKA RITA C.M. DI MARCO
 PCL. NO. 250-003272
 O.R.V. 6617 PG. F07
 0.047 AC. (D)
 (SEE D.B. 307, PG. 540)

CONSTRUCTION POCONO ROAD (P.B. 84 PG. 56)

RITA DI MARCO, AKA RITA C.M. DI MARCO
 PCL. NO. 250-005920
 O.R.V. 6617 PG. F07
 0.555 AC. (D)
 (SEE D.B. 307, PG. 540)

P.O.B.
 0.316 AC.

IPF, 5/8" Rebar
 S39°16'24"E 42.41' (M)
 *
 S31°19'45"W 1399.21'
 MAG NAIL SET
 N31°19'45"E (BASIS OF BEARINGS)
FLINT ROAD (VARIES)
 (PUBLIC ROADWAY)

LEE ASHLEY MARIE LLC
 PCL. NO. 255-289031
 INST. NO. 199907020168241
 0.862 AC. (D)

CITY OF COLUMBUS
 SHARON TOWNSHIP

ROBERT L. ROSHON AND MEGAN A. ROSHON
 PCL. NO. 250-000460
 INST. NO. 200106080129217
 0.377 AC. (D)

ELIZABETH A. WATHEN
 PCL. NO. 250-005772
 INST. NO. 201606090072089
 3.902 AC. (D)

P.O.C.
 0.316 AC.

FCGS 5026



BY: *Matthew Lee Sloat* 9/29/21
 Matthew Lee Sloat, P.E., P.S.
 Registered Surveyor No. 8342

0.316 ACRE RIGHT-OF-WAY DEDICATION	JOB NO.	0708.812
	DRAWN BY:	EKO
	CHECKED BY:	MLS
	APPROVED BY:	MLS
DATE:		2021-09-29

E. P. FERRIS
 AND ASSOCIATES
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