

Legend

- PL Property Line
- R/W Right-of-Way
- Iron Pin Set
- Iron Pin Found (IPF)
- (D) Deed or Plat
- (M) Measured Distance
- POC Point of Commencement
- POB Point of Beginning

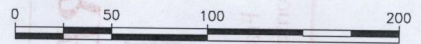
0.192 ACRE RIGHT-OF-WAY DEDICATION

STATE OF OHIO, COUNTY OF FRANKLIN, CITY
OF COLUMBUS, QUARTER TOWNSHIP 1,
TOWNSHIP 1 NORTH, RANGE 18 WEST,
UNITED STATES MILITARY LANDS

T. MARZETTI COMPANY

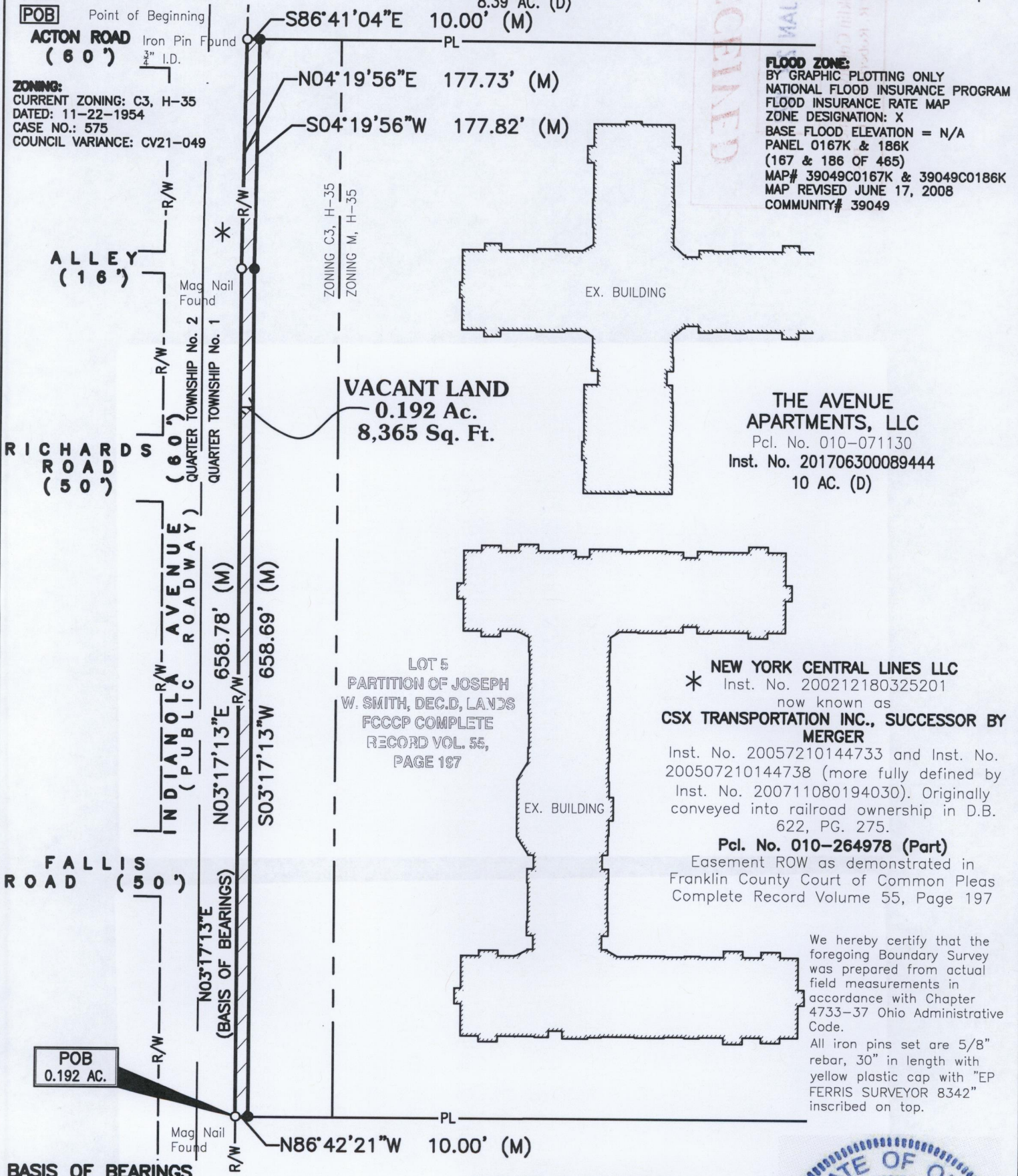
Pcl. No. 010-082011
O.R.V. 32297, Pg. B10
8.39 AC. (D)

Scale: 1" = 100'



ZONING:
CURRENT ZONING: C3, H-35
DATED: 11-22-1954
CASE NO.: 575
COUNCIL VARIANCE: CV21-049

FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X
BASE FLOOD ELEVATION = N/A
PANEL 0167K & 186K
(167 & 186 OF 465)
MAP# 39049C0167K & 39049C0186K
MAP REVISED JUNE 17, 2008
COMMUNITY# 39049



BASIS OF BEARINGS
The bearings on this plan are based on the Ohio State Plane Coordinate System, South Zone, NSRS 2007. The bearings originated from a field traverse which was tied 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 east right of way line of Indianola Avenue being N03°17'13"E is designated the basis of bearing.

SUBURBAN CENTERS INC.
Pcl. No. 010-071519
Inst. No. 201010260142199
4.835 AC. (D)

* **NEW YORK CENTRAL LINES LLC**
Inst. No. 200212180325201
now known as
CSX TRANSPORTATION INC., SUCCESSOR BY MERGER
Inst. No. 20057210144733 and Inst. No. 200507210144738 (more fully defined by Inst. No. 200711080194030). Originally conveyed into railroad ownership in D.B. 622, PG. 275.
Pcl. No. 010-264978 (Part)
Easement ROW as demonstrated in Franklin County Court of Common Pleas Complete Record Volume 55, Page 197

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.



Field survey was conducted on 03-14-17 & 06-07-17.

BY: Matthew Lee Sloat 11/19/21
Matthew Lee. Sloat, P.E., P.S.
Registered Surveyor No. 8342

E. P. FERRIS AND ASSOCIATES INC.
Consulting Civil Engineers and Surveyors

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(614) 299-2992 (Fax)
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DRWN BY CK CHK BY MLS DATE 11-19-2021