

FLOOD ZONE:
 By Graphic Plotting Only
 National Flood Insurance Program
 Flood Insurance Rate Map
 Zone Designation: X X-1
 Base Flood Elevation = N/A
 Panel 0306k (306 Of 465)
 Map# 39049C0306K
 Map Revised June 17, 2008
 Community# 390170
 X - Areas of minimal flooding
 X-1 - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 square mile; and areas protected by levees from 1% annual chance flood.

ZONING:
 Current Zoning: M, H-35
 City Of Columbus

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 Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this plat.

NOTES:
 All iron pins set are 5/8" rebar, 30 inches in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.
 Field survey was conducted from June 2010 through November 2019.
 All iron pins 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.

- LEGEND**
- CL Centerline
 - RR Railroad Right-of-Way
 - POC Point of Commencement
 - POB Point of Beginning
 - Iron Pin Found (IPF)
 - Iron Pin Set
 - ▲ Mag Nail Set
 - PL Property Line
 - R/W Right-of-Way
 - RR Found 5/8" Rebar w/2" Aluminum Cap inscribed on top "Railroad Property Corner PS8342"
 - Existing Structure

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

5.001 ACRE LOT SPLIT
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN SECTION 12, TOWNSHIP 1, RANGE 23
 CONGRESS LANDS, AND BEING PART OF LOT 1 & 2 OF JEFFERSON ZOLLINGER HEIRS FARM P.B. 8, PG. 1

State of Ohio 35' Highway Easement Deed Book 1149, Page 79

City of Columbus Instrument Number 201911260158563 0.332 Ac. (D)

Thomas L. Kaplin D.B. 2182 Pg. 205

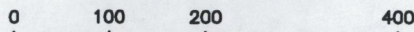
State of Ohio 35' Highway Easement Deed Book 1149, Page 46

POC 5.001 AC.

EXISTING PARKING:

Regular Space	202
Commercial Space	7
Handicap Space	3
Total	212

GRAPHIC SCALE



(IN FEET)
 1 Inch = 200 Ft.

GRANDVIEW AVENUE (VARIES) (PUBLIC ROADWAY)
 PLAT BOOK 4, PAGE 346

810 GRANDVIEW LLC
 Inst. No. 202008070115386
 Par. No. 010-129562-00
 10.780 AC. (D)

810 GRANDVIEW LLC
 Inst. No. 202107060117656
 Par. No. 010-302757
 5.195 AC. (D)

810 GRANDVIEW LLC
 Inst. No. 202008070115386
 Par. No. 010-301419-00
 11.200 AC. (D)

N12°07'19"W
 145.81' (M)

IPF 5/8" Rebar Capped "EP Ferris Surveyor 8342"

IPF 5/8" Rebar Capped "EP Ferris Surveyor 8342"

IPF 5/8" Rebar Capped "EP Ferris Surveyor 8342"

N04°00'41"E
 16.36' (M)

N04°00'41"E
 334.19' (M)

N03°53'41"E
 381.38' (M)

N03°53'41"E
 343.00' (M)

IPF 5/8" Rebar w/2" Aluminum Cap inscribed on top "Railroad Property Corner PS8342"

POC 5.001 AC.

POB 5.001 AC.

VACANT LOT 5.001 AC. (217,864 S.F.)

FLOOD ZONE X

IPF 5/8" Rebar Capped "EP Ferris Surveyor 8342"

IPF 5/8" Rebar w/2" Aluminum Cap inscribed on top "Railroad Property Corner PS8342"

CITY OF COLUMBUS
 DB 401 PG 53
 (20.4 Ac.Tract)
 Par. No. 010-129527-00
 77.947 Acre Tract

IPF 5/8" Rebar Capped "Dynotech"

OWNERS

(A) BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO
 D.B.1084, PG. 300
 Par. No. 010-129643-00
 10.129 AC. (D)

(B) BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO
 D.B.1176, PG. 90
 Par. No. 010-129643-00
 7.005 AC. (D)



BY: *Matthew Lee Sloat* 7/1/21
 Matthew L. Sloat, P.E., P.S.
 Registered Surveyor No. 8342

LOT SPLIT EXHIBIT 5.001 ACRE TRACT

DATE:	07/01/21
JOB NO:	1005.009
DRAWN BY:	CRK
CHECKED BY:	MJA
APPROVED BY:	MLS