0.112 ACRE RIGHT-OF-WAY DEDICATION

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, HALF SECTION 3, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

Legend

- PL Property Line
- R/W Proposed Right-of-Way
- O Iron Pin Found (IPF) / Mag Nail Found
- ● Iron Pin Set
- ▲ 8" Mag Spike Set
- Section Line
- (D)(P) Deed or Plat
- (M) Measured Value
- Dedication

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 E. FIFTH AVENUE, FROM THE INTERSECTION WITH JOYCE AVENUE, HAVING A BEARING OF S86°28'28"E, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

FIELD SURVEY WAS CONDUCTED FROM 10-19-21 TO 11-16-21. 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.

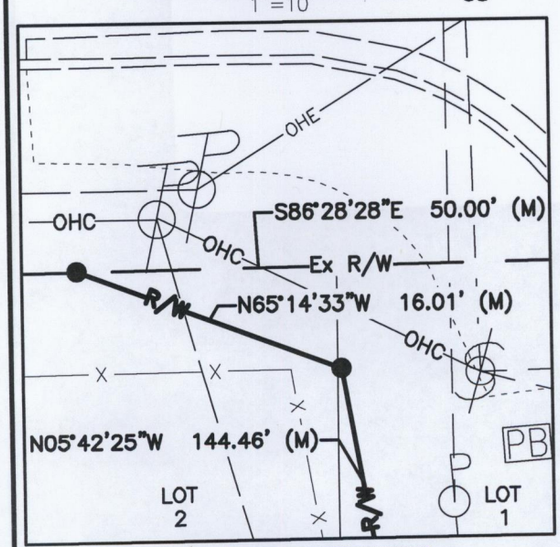
FLOOD ZONE:

BY GRAPHIC PLOTTING ONLY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X
BASE FLOOD ELEVATION = N/A
PANEL 0327K (327 OF 465)
MAP# 39049C0327K
MAP REVISED JUNE 17, 2008
COMMUNITY# 390170

ZONING:

CURRENT ZONING: 508, MANUFACTURING, 09/17/1951, H-35
COUNCIL VARIANCE: CV94-029

SW CORNER E. FIFTH AVE/JOYCE AVE DETAIL
1"=10'



JOYCE AVENUE
Ex R/W
CITY OF COLUMBUS, OHIO
0.186 AC. (D)
D.B. 2159, PG. 559
30'
E. FIFTH AVENUE (VARIES)
ROAD RECORD 10, PAGE 17
℄ R/W
25'
CLINTON TWP. 1/4 TWP. 4, TWP. 1, RANGE 18, USML
MARION TWP. TWP. 5, RANGE 18, REFUGEE LANDS
S86°28'28"E
S86°28'28"E 50.00' (M)
8" MAG SPIKE SET
N65°14'33"W 16.01' (M)
MILLER, JOYCE, GRAY, ETAL. P.B. 4 PG. 5
N05°42'25"W 144.46' (M)
LOT 41
LOT 4
LOT 3
LOT 2
LOT 1
289.00' (M)
N04°15'32"E
S04°15'32"W
11' B/C TO R/W
1-STORY BRICK
CITY OF COLUMBUS, OHIO
PCL. NO. 010-033939
D.B. 957, PG. 371
2.06 AC. (C)
ALLEY VACATED BY ORD. 1141-69
8" MAG SPIKE SET
EX. WATER TOWER
LOT 40
LOT 39
LOT 38
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
N04°15'32"E 140.63' (M)
JOYCE AVENUE (60')
ROAD RECORD 10, PAGE 289
40'
30'
30'
3/4" IPF (0.09' S, 0.32' E)
P.O.B. 0.112 AC.
N86°36'57"W 10.00' (M)
E. 4TH AVENUE
THE SMOOT CORPORATION
PCL. NO. 010-033989
O.R.V. 10974, PG. D01
4.90 AC. (C)
LOT 10
N04°15'32"E 161.25' (M)
LOT 11
P.O.C. 0.112 AC.
LOT 13
3/4" IPF
GRAY AVENUE (50')
P.B. 4, PG. 5

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E.,P.S.
BY: rnichols
12/29/2021
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.

STATE OF OHIO
MATTHEW LEE SLOAT
S-8342
REGISTERED PROFESSIONAL SURVEYOR

0 50 100
SCALE: 1" = 50'

BY: Matthew Lee Sloat 12/29/21
Matthew Lee. Sloat, P.E., P.S.
Registered Surveyor No. 8342

E. P. FERRIS AND ASSOCIATES INC
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JOB NO.	1188.001
DRAWN BY:	WCS
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	2021-12-28