

0.002 ACRE RIGHT-OF-WAY DEDICATION

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 544

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

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2012A). CONTROL FOR SAID BEARINGS WAS FROM COORDINATES OF MONUMENTS FCGS 1638 AND FCGS 1527, AS ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT, USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT, WITH A BEARING OF N48°06'00"W FOR A PORTION OF THE CENTERLINE OF DUBLIN ROAD AND IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC CAP WITH "EP FERRIS SURVEYOR 8342" INSCRIBED ON TOP.
MAG SPIKES SET ARE SET IN SOLID ROCK AND ARE 3" LONG, 3/8" SHAFT DIAMETER MAGNETIC SPIKES WITH A 1" DIAMETER HEAD WITH A 2" DIAMETER BRASS WASHER WITH "ER FERRIS SURVEYOR 8342" INSCRIBED ON TOP.
FIELD SURVEY WAS CONDUCTED FROM 11-01-18 TO 11-14-17. WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

MARBLE CLIFF CANYON LLC
PCL. NO. 560-298032
INST. NO. 201802280027721
0.783 AC. (D)

N48°06'00"W 2029.169' (D)
(BASIS OF BEARING)

FRANKLIN COUNTY COMMISSIONERS
PARCEL 37-WD
INST. NO. 200212200328021
12-20-2001
0.3948 AC.

MARBLE CLIFF CANYON LLC
PCL. NO. 560-298030
INST. NO. 201802280027721
9.601 AC. (D)

FRANKLIN COUNTY MONUMENT 1638
1" IPF ALUMINUM CAPPED

MARBLE CLIFF CANYON LLC
PCL. NO. 560-298030
INST. NO. 201802280027721
9.601 AC. (D)

△=1°06'16"
R=4666.46'
L=89.96'
T=44.98'
Ch Brg=N62°18'17"E
Ch Dist=89.95'

WAGENBRENNER
MARBLE CLIFF
CANYON LLC
PCL. NO.
560-183817
INST. NO.
201702280027548
2.298 AC. (D)

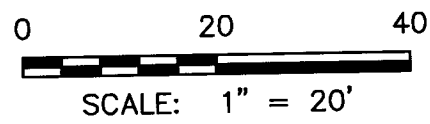
P.O.B.
0.002 AC.

0.002 AC.
(98 S.F.)

FRANKLIN COUNTY COMMISSIONERS
PARCEL 38-WD
INST. NO.
200401140010303
01-13-2004
1.0900 AC.

COURT OF COMMON PLEAS
CASE NO. 73CV-07-2497
PARCEL 1-WD
FRANKLIN COUNTY COMMISSIONERS
DB. 3443 PG. 342
12-10-1974
1.970 AC.

LEAD-IN TABLE		
LINE	LENGTH	BEARING
L1	150.57'	N48°06'00"W
L2	30.00'	N41°54'00"E
L3	75.57'	S48°06'00"E
L4	25.49'	S59°24'37"E
L5	56.58'	S82°40'41"E
L6	978.32'	N65°30'16"E
L7	20.00'	N24°29'44"W



TRABUE ROAD (VARIES)

(PUBLIC ROADWAY)

ORIGINAL C OF R/W

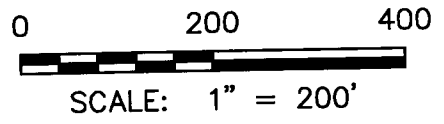
C OF CONSTRUCTION

VMS 544
VMS 530



BY: *Matthew Lee Sloat* 12/16/21
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

0.002 ACRE RIGHT-OF-WAY DEDICATION	
JOB NO.	1005.039
DRAWN BY:	JLC
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	2021-12-15



E. P. FERRIS
AND ASSOCIATES
INC.

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors