

Legend

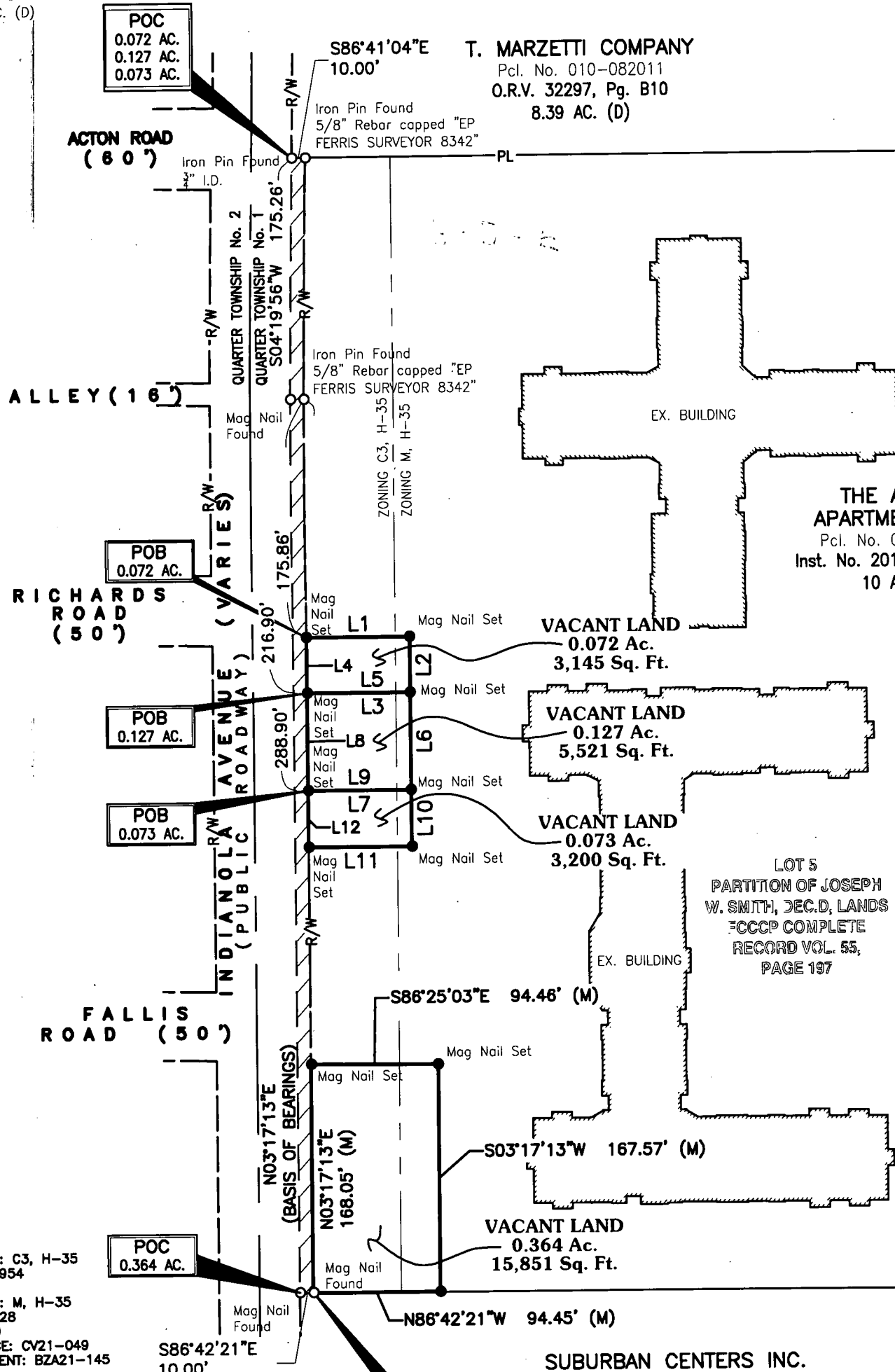
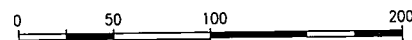
- PL Property Line
- R/W Right-of-Way
- Iron Pin Set or Mag Nail Set (if denoted)
- Iron Pin Found (IPF)
- (D) Deed or Plat
- (M) Measured Distance
- POC Point of Commencement
- POB Point of Beginning
- City of Columbus, Ohio
Inst. No. 202202010018876
0.192 AC. (D)

LOT SPLITS

0.072 AC., 0.127 AC., 0.073 AC., 0.364 AC.

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

Scale: 1" = 100'



LINE TABLE		
LINE	LENGTH	BEARING
L1	76.69'	S86°41'03"E
L2	41.00'	S03°17'13"W
L3	76.69'	N86°42'47"W
L4	41.04'	N03°17'13"E
L5	76.69'	S86°42'47"E
L6	72.00'	S03°17'13"W
L7	76.69'	N86°42'48"W
L8	72.00'	N03°17'13"E
L9	76.69'	S86°42'48"E
L10	41.73'	S03°17'13"W
L11	76.69'	N86°42'37"W
L12	41.73'	N03°17'13"E

ZONING:
CURRENT ZONING: C3, H-35
DATED: 11-22-1954
CASE NO.: 575
CURRENT ZONING: M, H-35
DATED: 2-28-1928
ORD. NO.: 34010
COUNCIL VARIANCE: CV21-049
ZONING ADJUSTMENT: BZA21-145

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.

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

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. Mag nails set are 1.5" magnetic nails with 1.5" diameter brass washers stamped "EP FERRIS SURVEYOR 8342".

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: *gantoni*
02/16/2022
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.

RECEIVED

MAR 07 2022

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.



BY: *Matthew Lee Sloat* 2/16/22
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CK CHK BY MLS DATE 2-14-2022

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