

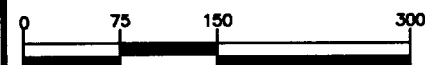
Legend

- PL Property Line
- R/W Right-of-Way
- Iron Pin Found (IPF)
- Mag Nail Found
- Iron Pin Set or Mag Nail Set (If Denoted)
- (D)(P) Deed or Plat
- (M) Measured Value
- [M] Franklin County Monument

BASIS OF BEARING

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012A). Control for 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.

GRAPHIC SCALE



(IN FEET)
1 Inch = 150 Ft.

ZONING:
CURRENT ZONING: M, H-35
CASE #: ANNEX5491
CITY OF COLUMBUS
DATE: 10-28-1969

FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ZONE DESIGNATION: X & AE
BASE FLOOD ELEVATION = 743.5'
PANEL 0302K (302 OF 465)
MAP# 39049C0302K
MAP REVISED JUNE 17, 2008
COMMUNITY# 390170

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 "EP FERRIS SURVEYOR 8342" INSCRIBED ON TOP.
FIELD SURVEY WAS CONDUCTED FROM 11-01-16 TO 8-10-21.
WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

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

LOT SPLITS

9.007 ACRES & 2.682 ACRES
CITY OF COLUMBUS, COUNTY OF FRANKLIN, OHIO
Virginia Military Survey No. 544

PRELIMINARY APPROVAL

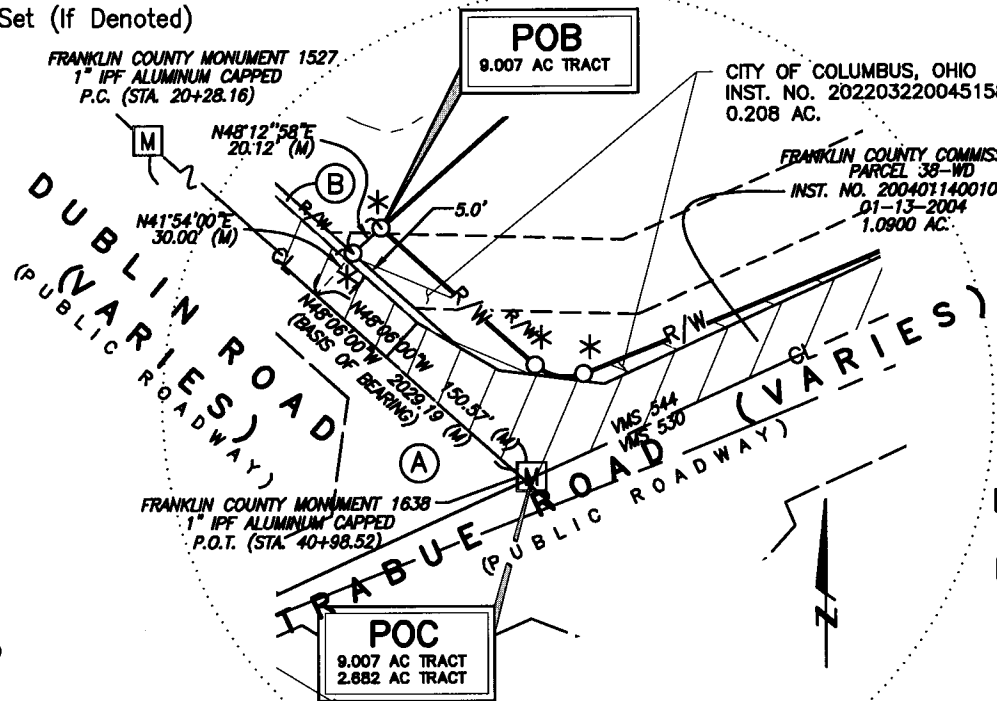
Cornell R. Robertson, P.E., P.S.
BY: gantonini
04/08/2022
PENDING ORIGINALS
*Submitted via digital format
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	51.64'	477.50'	006°11'45"	51.61'	N48°48'18"W
C2	117.22'	527.50'	012°43'55"	116.98'	S43°31'08"E
C3	68.58'	712.50'	005°30'52"	68.55'	S33°37'32"E
C4	89.96'	4666.27'	001°06'16"	89.95'	S62°18'17"W
C5	677.09'	6968.48'	005°34'02"	676.82'	S65°37'09"W
C6	27.71'	25.00'	063°29'50"	26.31'	N79°50'55"W
C7	68.58'	712.50'	005°30'52"	68.55'	N33°37'32"W

- (A) FRANKLIN COUNTY COMMISSIONERS
Instr. No. 200212200328021
37-WD-2 0.3948 Ac. (D)
- (B) MARBLE CLIFF CANYON, LLC.
PCL. NO. 560-298032
INST. NO. 201802280027721
0.783 Ac. (D)

IPF
3/4" Rebar
"EP FERRIS
SURVEYOR 8342"



BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT

Pcl. No. 560-298033-00
Inst. No. 201802280027722
62.035 Ac. (M)

MARBLE CLIFF CANYON, LLC.

Pcl. No. 560-183817
Inst. No. 202204050052855
11.689 Ac. (D)

VACANT LOT 2.682 AC. (116,849 S.F.)



BY: *Matthew Lee Sloat* 4/8/22
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

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.

JOB NO.	1005.039
DRAWN BY:	CK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	04-05-2022

STATE OF OHIO
RIVER TO

HISTORIC HIGH WATER MARK PRIOR TO CONSTRUCTION OF DAM (ESTIMATED)

DUBLIN ROAD (PUBLIC ROADWAY)

TRABUE ROAD (VARIES)

DUBLIN ROAD (PUBLIC ROADWAY)

FRANKLIN COUNTY MONUMENT 1527
1" IPF ALUMINUM CAPPED
P.C. (STA. 20+28.16)

CITY OF COLUMBUS, OHIO
INST. NO. 202203220045158
0.208 AC.

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

POC
9.007 AC TRACT
2.682 AC TRACT

POB
9.007 AC TRACT

POB
2.682 AC TRACT

POC
9.007 AC TRACT
2.682 AC TRACT

CITY OF COLUMBUS
Inst. No. 199705060086775
0.8245 AC.

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

CITY OF COLUMBUS, OHIO
INST. NO. 202203220045158
0.208 AC.