

**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
- \* = IPF  
5" Rebar  
"EP FERRIS  
SURVEYOR 8342"

**LOT SPLITS**  
**0.833 ACRES & 0.208 ACRES**  
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, OHIO  
 Virginia Military Survey No. 544

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

**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.

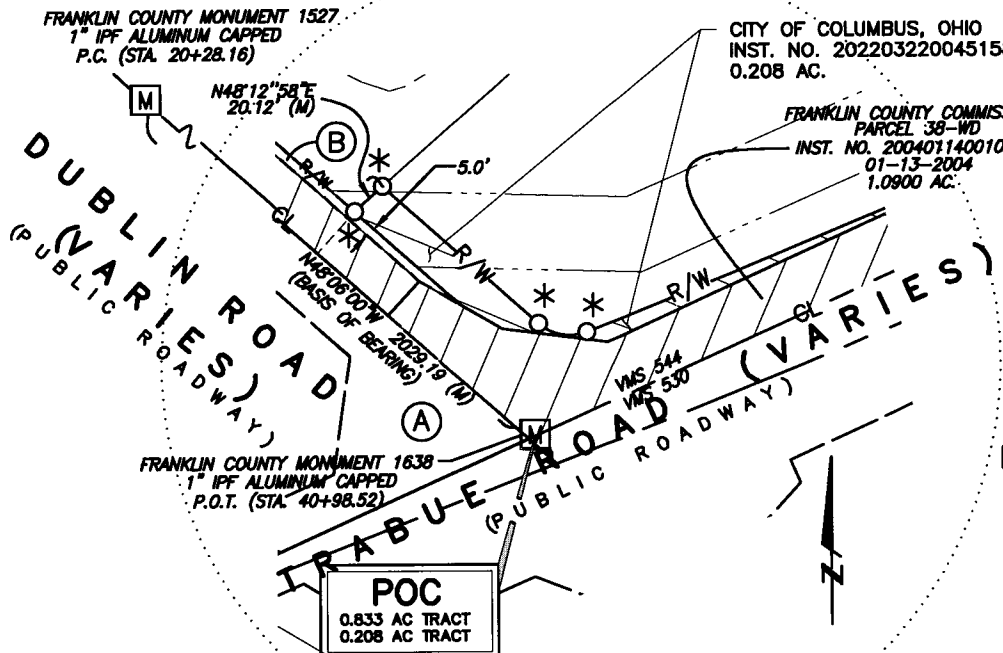
**ZONING:**  
**(PID: 560-183817)**  
 CURRENT ZONING: AR1, H-60  
 CASE #: Z21-017  
 ORD. #: 1944-2022  
 CITY OF COLUMBUS  
 DATE: 08-24-2022  
**(PID: 560-306069)**  
 CURRENT ZONING: M, H-35  
 CASE #: ANNEX 5491  
 CITY OF COLUMBUS  
 DATE: 10-28-1969  
**FLOOD ZONE:**  
 BY GRAPHIC PLOTTING ONLY  
 NATIONAL FLOOD INSURANCE PROGRAM  
 FLOOD INSURANCE RATE MAP  
 ZONE DESIGNATION: X & AE  
 BASE FLOOD ELEVATION = 743.7'  
 PANEL 0302K (302 OF 465)  
 MAP# 39049C0302K  
 MAP REVISED JUNE 17, 2008  
 COMMUNITY# 390170

NOTE: THE CAF FOR THE LOMR-F HAS BEEN SIGNED OFF BY THE CITY OF COLUMBUS FOR THIS PROJECT (DATE) WITH FEMA APPROVAL OF THE LOMR-F, THE 100-YEAR FLOODPLAIN HAS BEEN MOVED TO THE LOCATION SHOWN.  
 CASE#: 22-05-2204A  
 DATE: 6-30-2022

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

2130 QUARRY TRAILS DR  
 2ND FLOOR  
 COLUMBUS, OHIO 43228  
 (814) 299-2999  
 (814) 299-2992 (Fax)  
 www.EPFERRIS.com



DETAIL "A"  
 NTS

**FRANKLIN COUNTY COMMISSIONERS**  
 Instr. No. 200212200328021  
 37-WD-2 0.3948 Ac. (D)

**MARBLE CLIFF CANYON, LLC.**  
 PCL No. 560-298032  
 INST. NO. 201802280027721  
 0.783 Ac. (D)

**QT APARTMENTS II, LLC**  
 Pcl. No. 560-183817  
 Inst. No. 202205190076553  
 9.007 Ac. (D)

**POC**  
 0.833 AC TRACT  
 0.208 AC TRACT



BY: *Matthew Lee Sloat* 10/26/22  
 Matthew Lee Sloat, P.E., P.S.  
 Registered Surveyor No. 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)

**VACANT LOT**  
 0.833 AC.  
 (36,282 S.F.)

**VACANT LOT**  
 0.208 AC.  
 (9,040 S.F.)  
**MARBLE CLIFF CANYON, LLC**  
 Pcl. No. 560-306069  
 Inst. No. 202205190076551  
 2.682 Ac. (D)

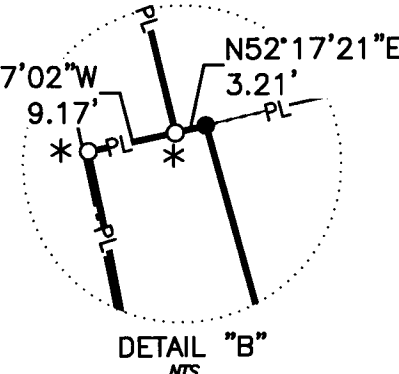
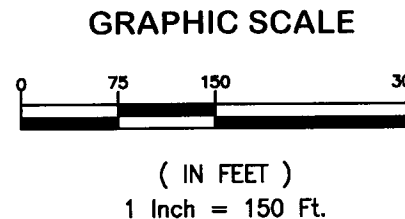
COURT OF COMMON PLEAS  
 CASE NO. 73CV-07-2497  
 PARCEL 1-WD  
 FRANKLIN COUNTY COMMISSIONERS  
 DB. 3443 PG. 342  
 12-10-1974  
 1.970 AC.

**PRELIMINARY APPROVAL**  
 Cornell R. Robertson, P.E., P.S.  
 BY: *jwiggins*  
 10/26/2022  
**PENDING ORIGINALS**  
 \*Submitted via digital format

JOB NO.	1005.039
DRAWN BY:	CK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	10-25-2022

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**  
 NOV 22 2022  
 Franklin County Engineer  
 Cornell R. Robertson, P.E., P.S.



DRAWING: M:\1005039\_00\ARRRTRALS\PHASE2\DWG\EXHIBITS\LEGAL\_EXHIBITS\LOT SPLITS\EXH-SF05&SF06-SOUTHBOONCA.DWG SAVED ON: 10-18-22 14:45 REVISED BY: CKELLY -JTS/SCALE: 1 -PLOT SCALE 1=1" MS/PS