LOT SPLIT

Virginia Military Survey Number 544
State of Ohio, County of Franklin, City of Columbus

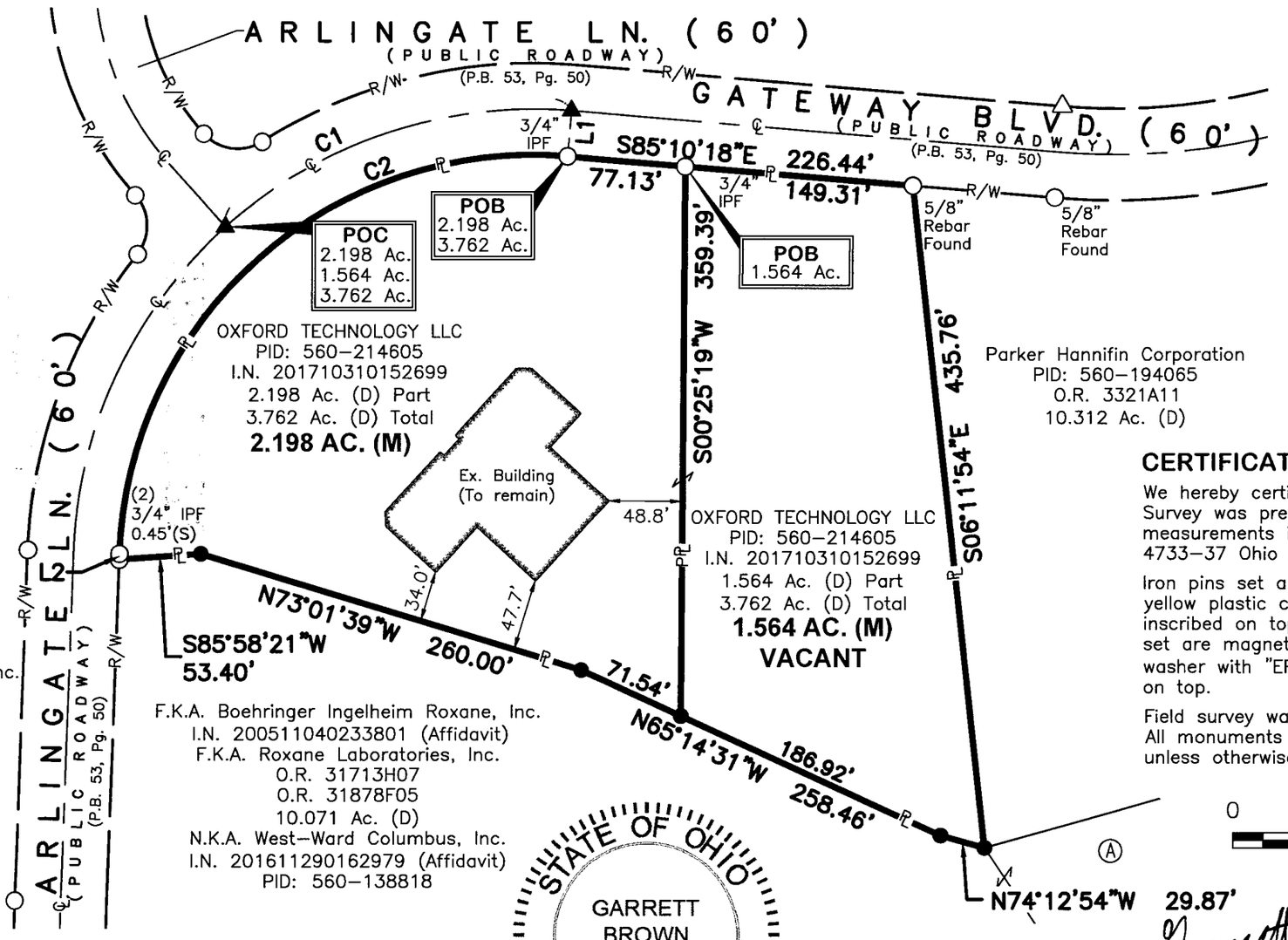
ZONING
Current Zoning – Ord. No. 1276–84:
Manufacturing, LM2, 8/29/1984, H–35

FLOOD ZONE
By Graphic Plotting Only
National Flood Insurance Program
Flood Insurance Rate Map
Zone Designation: X
Map# 39049C0301K
Map Revised June 17, 2008

BASIS OF BEARINGS
Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with a portion of the southerly right–of–way line of Gateway Boulevard bearing South 85°10'18" East.

LEGEND
- ℄ Property Line
- P℄ Proposed Property Line
- R/W Right–of–Way
- ℄ Centerline of Right–of–Way
- POC Point of Commencement
- POB Point of Beginning
- ● Iron Pin Set
- ▲ Iron Pin Set
- ○ Iron Pipe/Rebar Found
- △ MAG Nail Found

OWNERS
Ⓐ F.K.A. Boehringer Ingelheim Roxane, Inc.
I.N. 200511040233801 (Affidavit)
F.K.A. Roxane Laboratories, Inc.
O.R. 4827J03
Original 52.124 Ac. (D)
N.K.A. West–Ward Columbus, Inc.
I.N. 201611290162979 (Affidavit)
PID: 560–138818



CURVE DATA
C1 Δ=46°49'49" R=300.00' L=245.20' Ch Brg=N71°24'47"E Ch Dist=238.43'

C2 Δ=92°49'49" R=270.00' L=437.45' Ch Brg=N48°24'47"E Ch Dist=391.15'

LINE DATA
L1 Brg=S04°49'42"W Dist=30.00'

L2 Brg=N01°59'53"E Dist=4.13'

CERTIFICATION
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733–37 Ohio Administrative Code.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top unless otherwise noted. Mag Nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8797" inscribed on top.

Field survey was conducted on 08–28–2023. All monuments found are in good condition unless otherwise noted.

0 100 200
SCALE IN FEET

N

STATE OF OHIO
GARRETT BROWN S-8797
REGISTERED PROFESSIONAL SURVEYOR

BY: Garrett Brown 9/7/2023
Garrett G. Brown, P.S., E.I.
Registered Surveyor No. 8797

DRWN BY BPB CHK BY GGB DATE 2023–09–06

708.902

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299–2999
(614) 299–2992 (Fax)
www.EPFERRIS.com