

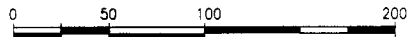
0.402 AC. BOUNDARY SURVEY

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

MARZETTI MANUFACTURING COMPANY

PCL. NO. 010-082011
Inst. No. 202212270172869
8.39 AC. (D)

Scale: 1" = 100'



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

THE AVENUE APARTMENTS, LLC
PCL. NO. 010-317151
INST. NO. 202303200026323
0.130 AC. (D)

THE AVENUE APARTMENTS, LLC
PCL. NO. 010-317150
INST. NO. 202303200026323
Remainder of 1.074 AC. (D)

THE AVENUE APARTMENTS, LLC
PCL. NO. 010-071130
INST. NO. 201706300089444
10 AC. (D) Original

ACREAGE BREAKDOWN

PCL. NO. 010-071130	0.080 AC. (M)
PCL. NO. 010-317150	0.192 AC. (M)
PCL. NO. 010-317151	0.130 AC. (M)
0.402 AC. (M)	

LEGEND

- PL Property Line
- R/W Right-of-Way
- ▲ MAG Nail Set
- 5/8" Rebar Found Capped "EP FERRIS SURVEYOR 8342" unless noted otherwise.
- MAG Nail Found
- POC Point of Commencement
- POB Point of Beginning

ZONING:
CURRENT ZONING: C3, H-35
DATED: 11-22-1954
CASE NO.: 575
COUNCIL VARIANCE: CV21-049

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" in length with yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

SUBURBAN CENTERS INC.
PCL. NO. 010-071519
INST. NO. 201010260142199
4.835 AC. (D)

RECEIVED

JAN 08 2024

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

BY: *Matthew Lee Sloat* 12/6/23
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CK CHK BY MLS DATE 12/5/23



Franklin County
D.B. 593, Pg. 275

POC
0.402 AC.

ACTON ROAD
(60')

ALLEY
(16')

RICHARD ROAD
(50')

FALLIS ROAD
(50')

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, & 11/24/23.

E. P. FERRIS
AND ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors

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