

SURVEY OF ACREAGE PARCEL

SECTIONS 14 AND 15, TOWNSHIP 12, RANGE 21

REFUGEE LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

JAN 09 2024

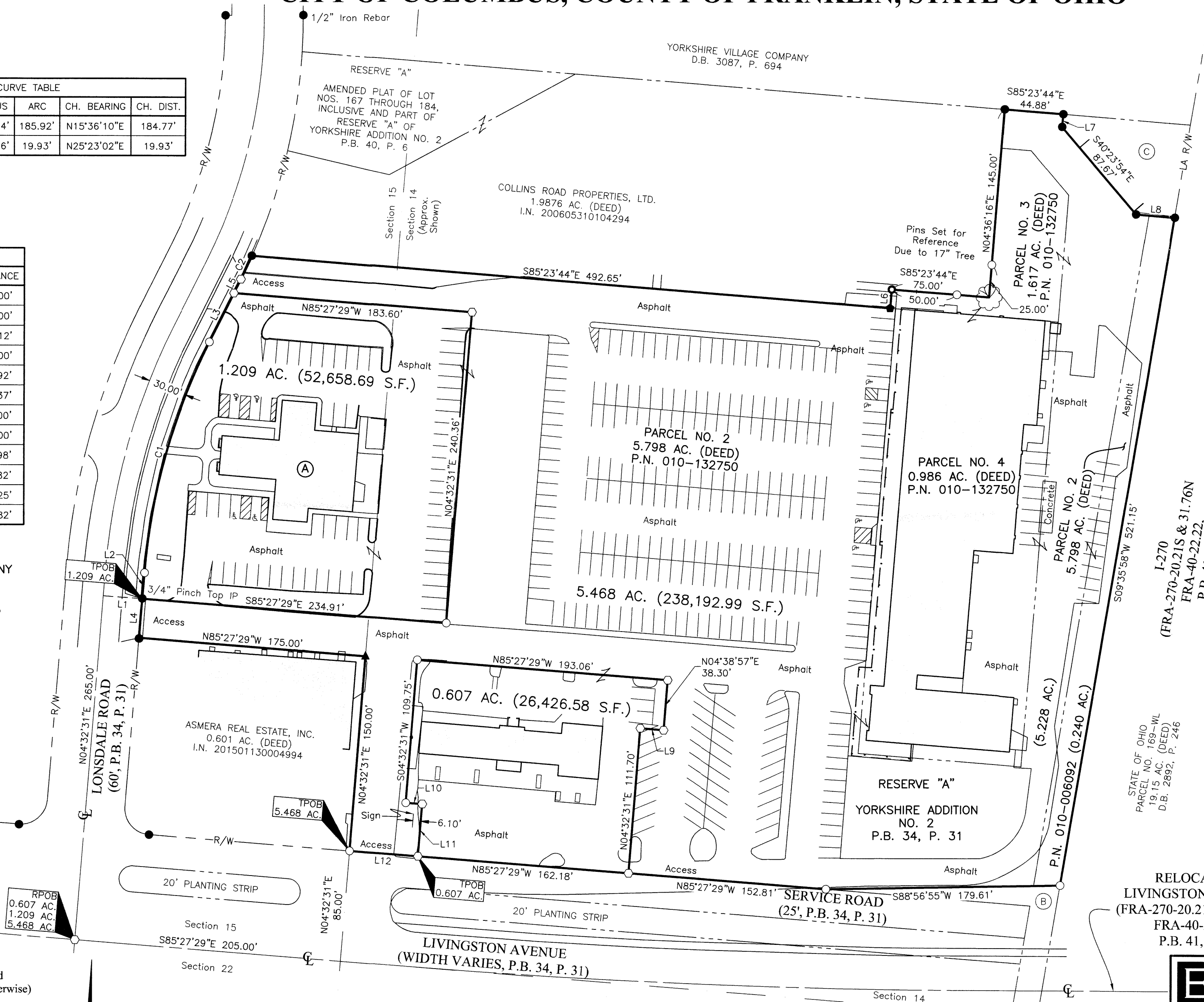
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	22°07'19"	481.54'	185.92'	N15°36'10"E	184.77'
C2	2°33'35"	446.06'	19.93'	N25°23'02"E	19.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S85°27'29"E	30.00'
L2	N04°32'31"E	20.00'
L3	N26°39'50"E	42.12'
L4	N04°32'31"E	30.00'
L5	N26°39'50"E	11.92'
L6	N04°36'16"E	14.37'
L7	S04°36'16"W	10.00'
L8	S85°23'44"E	30.00'
L9	S85°27'29"E	17.98'
L10	S85°27'29"E	12.82'
L11	S04°32'31"W	40.25'
L12	N85°27'29"W	52.82'

YORK PLAZA COMPANY
PARCEL NO. 1
 0.878 AC. (DEED)
 D.B. 3185, P. 255
 P.N. 010-132750

STATE OF OHIO
 PARCEL NO. 169-WD
 0.07 AC. (DEED)
 D.B. 2892, P. 244

YORKSHIRE VILLAGE COMPANY
 0.113 AC. (DEED)
 D.B. 3265, P. 641



ZONING NOTE:

Existing Zoning Designation:
 C4: Commercial
 C5: Commercial

BASIS OF BEARINGS:

The bearings shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network equipment and software. The portion of the centerline of Livingston Avenue, having a bearing of South 85° 27' 29" East as shown hereon, is designated as the "basis of bearings" for this survey.

FEMA NOTE:

According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0353K (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain). Any floodplain lines shown are georeferenced and are not based on actual field elevations.

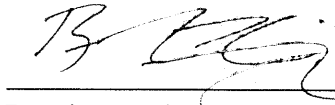
SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in October and November of 2022, and December 2023.

ACCESS NOTE:

A declaration will be recorded separately that will maintain the existing access to the site.

RELOCATED LIVINGSTON AVENUE
 (FRA-270-20.21S & 31.76N
 FRA-40-22.22,
 P.B. 41, P. 9)

By  12-27-2023
 Brandon R. King
 Professional Surveyor No. 8772
 bking@emht.com

EMHT <small>Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com</small>	Date: February 2, 2023	
	Scale: 1" = 60'	
	Job No: 2022-0882	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION
BRK	3/15/23	Added Parking Spaces
BRK	8/29/23	Revised Split Lines
BRK	12/19/23	Revised Parking Spaces/Striping
BRK	12/27/23	Added Access Note

○ Iron Pin Set
 ● 3/4" Iron Pin Found (Unless Noted Otherwise)
 ● Drill Hole Set
 ● P.K. Nail Found
 ■ Monument Found
 ○ Magnetic Nail Set
 ● Magnetic Nail Found
 ▲ Railroad Spike Found
 I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.

60 0 60 120
 GRAPHIC SCALE (in feet)

J:\20220882\DWG\CAD\SHETS\BOUNDARY_20220882-VS-BNDY-01.DWG plotted by KING, BRANDON on 12/27/2023 3:34:07 PM last saved by BRANDON on 12/19/2023 8:57:52 AM