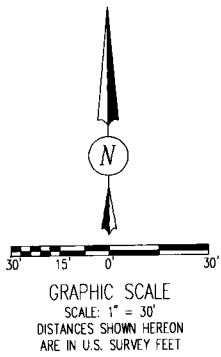
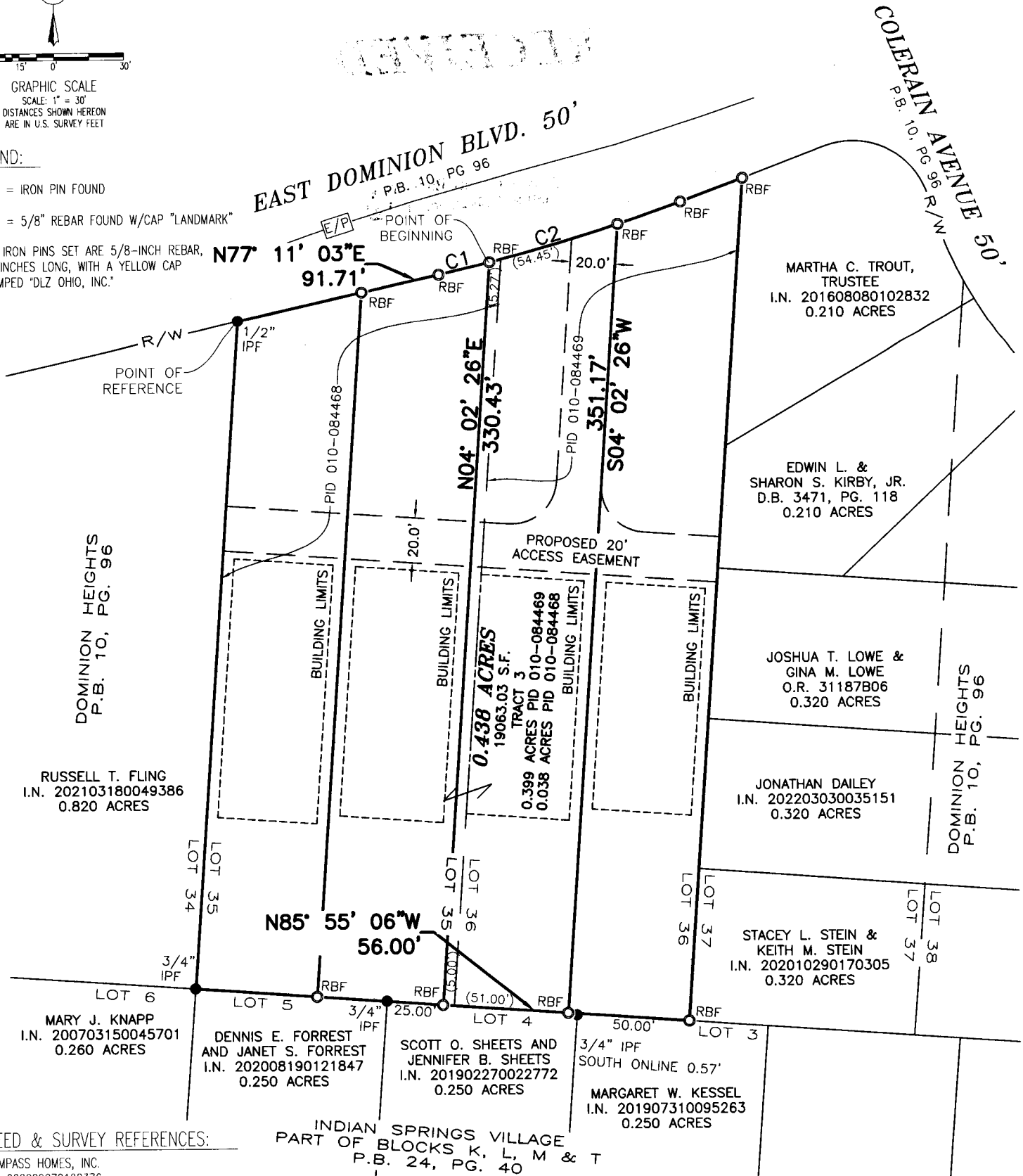


PLAT OF SURVEY  
**DOMINION HEIGHTS LOT 35 & 36 LOT SPLITS**  
 BEING PART OF LOT 35 AND LOT 36, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
 0.438 ACRES TOTAL



**LEGEND:**

- = IRON PIN FOUND
  - = 5/8" REBAR FOUND W/CAP "LANDMARK"
- ALL IRON PINS SET ARE 5/8-INCH REBAR, 30-INCHES LONG, WITH A YELLOW CAP STAMPED "DLZ OHIO, INC."



**DEED & SURVEY REFERENCES:**

COMPASS HOMES, INC.  
 I.N. 202209070128376  
 PID 010-084468 & 010-084469

**BASIS FOR BEARINGS:**

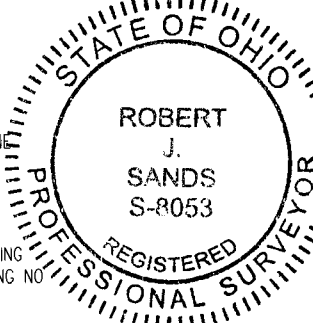
BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID COORDINATES, OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011, EPOCH 2010). WITH A PORTION OF THE SOUTHERLY LINE OF EAST DOMINION BOULEVARD, HAVING A GRID BEARING OF NORTH 77° 11' 03" EAST.

**ZONING INFORMATION:**

RESIDENTIAL DISTRICT: R-3, H-35  
 FRONTAGE: MINIMUM OF 25 FEET FROM STREET PROPERTY LINE  
 SIDE YARD: MINIMUM OF 5 FEET BETWEEN ANY PART OF THE BUILDING OR STRUCTURE AND THE SIDE LOT LINE.  
 REAR YARD: EACH DWELLING, RESIDENCE OR PRINCIPAL BUILDING SHALL BE ERRECTED SO AS TO PROVIDE A REAR YARD TOTALING NO LESS THAN 25 PERCENT OF THE TOTAL LOT AREA.

INDIAN SPRINGS VILLEY  
 PART OF BLOCKS K, L, M & T  
 P.B. 24, PG. 40

CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	825.00'	1° 37' 05"	23.30'	N76° 38' 12"E	23.30'
C2	825.00'	4° 08' 50"	59.72'	N73° 45' 14"E	59.70'
C3	825.00'	2° 03' 18"	29.59'	N70° 39' 10"E	29.59'



**CERTIFICATION:**

THIS PLAT WAS PREPARED BY DLZ OHIO, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY THE SAME IN FEBRUARY, 2024.  
 I CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

*Robert J. Sands*  
 03/06/24  
 ROBERT J. SANDS  
 PROFESSIONAL SURVEYOR NO. 8053  
 MARCH, 2024

	COPYRIGHT 2023 BY:	DRAWN BY:	DESCRIPTION:	REV. NO.:	DATE:
		DDC			2/26/2024
6121 Huntley Road - Columbus, OH 43229 (614) 888-0040 - www.dlz.com Project #2421-6007.00					