

TRABUE RD. (VARIES)  
(PUBLIC ROADWAY)

**0.413 Acre Right-of-Way**  
State of Ohio, County of Franklin, City of Columbus  
Virginia Military Survey No. 530

**ACREAGE BREAKDOWN**

PID: 146-344559-00  
0.068 Ac. PRO  
0.090 Ac. Total

PID: 146-344558-00  
0.242 Ac. PRO  
0.323 Ac. Total

Total  
0.310 Ac. PRO  
0.413 Ac. Total



0 60 120



SCALE IN FEET

**LEGEND**

- Property Line
- Pr. R/W Proposed Right-of-Way
- Ex. R/W Existing Right-of-Way
- Ex SH Existing Highway Easement
- Centerline of Road
- POC Point of Commencement
- POB Point of Beginning
- Iron Pin Set
- MAG Nail Set
- Iron Pipe/Rebar Found
- Monument Box Found

**ZONING**

Current Zoning - ORD #0704-2025:  
Limited Apartment Residential, L-ARLD,  
3/27/2025, H-35

**FLOOD ZONE**

By Graphic Plotting Only  
National Flood Insurance Program  
Flood Insurance Rate Map  
Zone Designation: X, Flood Zone X,  
Flood Zone AE  
Map# 39049C0302K  
Map Revised June 17, 2008

**BASIS OF BEARINGS**


The bearings referenced herein are based on the centerline of right-of-way of Hague Avenue between two centerline monuments as designated by the Franklin County Engineer's Office as FCGS ST01 and FCGS 4434 respectively, bearing North 23°51'52" West and is designated as "basis of bearings".

**CERTIFICATION**

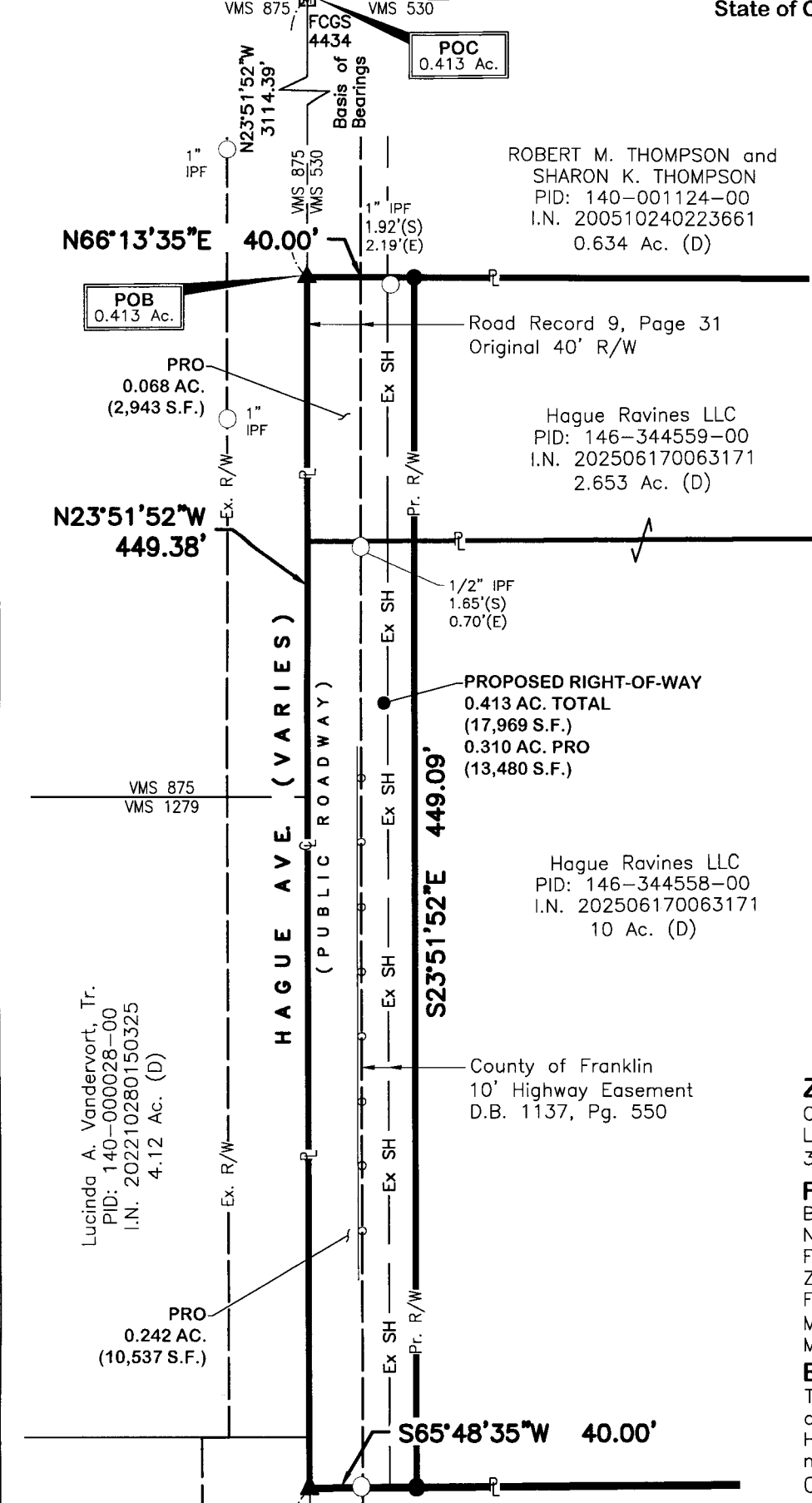
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

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 04-09-2025. All monuments found are in good condition unless otherwise noted.

BY:  6/18/2025  
Garrett G. Brown, P.S., E.I.  
Registered Surveyor No. 8797

DRWN BY BPB CHK BY GGB DATE 2025-06-18



RECEIVED

JUN 20 2025

FRANKLIN COUNTY ENGINEER  
ADAM W. FOWLER, P.E., P.S.

2130 QUARRY TRAILS DR, 2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

**E. P. FERRIS**  
AND  
ASSOCIATES  
INC

Consulting Civil Engineers and Surveyors



Matthew T. Schirtzinger and  
Lisa M. Schirtzinger  
PID: 140-003776-00  
I.N. 200409100212568  
2.45 Ac. (D)

Lucinda A. Vandervort, Tr.  
PID: 140-000028-00  
I.N. 202210280150325  
4.12 Ac. (D)

PRO  
0.242 AC.  
(10,537 S.F.)

PRO  
0.068 AC.  
(2,943 S.F.)

PROPOSED RIGHT-OF-WAY  
0.413 AC. TOTAL  
(17,969 S.F.)  
0.310 AC. PRO  
(13,480 S.F.)

ROBERT M. THOMPSON and  
SHARON K. THOMPSON  
PID: 140-001124-00  
I.N. 200510240223661  
0.634 Ac. (D)

Hague Ravines LLC  
PID: 146-344559-00  
I.N. 202506170063171  
2.653 Ac. (D)

Hague Ravines LLC  
PID: 146-344558-00  
I.N. 202506170063171  
10 Ac. (D)

County of Franklin  
10' Highway Easement  
D.B. 1137, Pg. 550

3/4" IPF  
19.42'  
From

1/2" IPF  
1.65'(S)  
0.70'(E)

1" IPF  
1.92'(S)  
2.19'(E)

1" IPF

N23°51'52"W  
3114.39'

N23°51'52"W  
449.38'

S23°51'52"E  
449.09'

S65°48'35"W  
40.00'

S23°51'52"E  
3731.58'

FCGS  
ST01

VMS 544  
VMS 530

VMS 875

VMS 875  
VMS 530

VMS 875  
VMS 1279

VMS 1279  
VMS 530

FCGS  
ST01