

CITY OF COLUMBUS, COUNTY OF FRANKLIN AND STATE OF OHIO
SECTION 21, TOWNSHIP 4, RANGE 22
CONGRESS LANDS EAST OF THE SCIOTO

PROPOSED AREAS

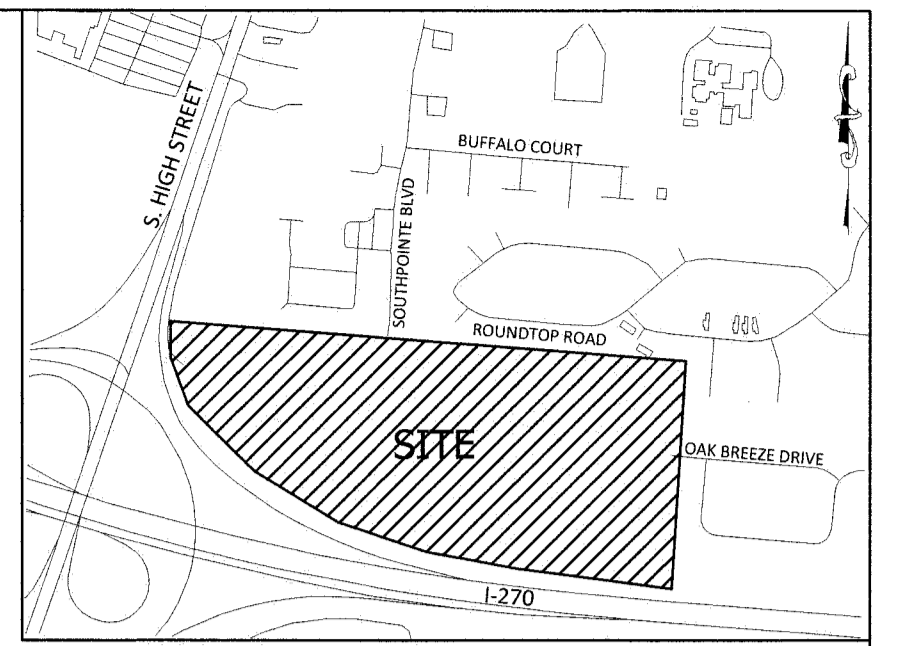
PARCEL A	37.691 ACRES
PARCEL B	4.636 ACRES
NORTH R/W DEDICATION	0.201 ACRES
EAST R/W DEDICATION	0.232 ACRES
TOTAL AREA	42.760 ACRES

FLOOD CERTIFICATION

- AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 39049C0319K (EFF. DATE 06/17/2008) PRODUCED BY FEMA FOR INCORPORATED AREAS AND FRANKLIN COUNTY, OH, THE SUBJECT PROPERTY IS IN ZONE X (OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE), ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND ZONE AE (FLOODWAY AREA IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS).
- AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 39049C0338K (EFF. DATE 06/17/2008) PRODUCED BY FEMA FOR INCORPORATED AREAS AND FRANKLIN COUNTY, OH, THE SUBJECT PROPERTY IS IN ZONE X (OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE), ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND ZONE AE (FLOODWAY AREA IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS).
- AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 39049C0426K (EFF. DATE 06/17/2008) PRODUCED BY FEMA FOR INCORPORATED AREAS AND FRANKLIN COUNTY, OH, THE SUBJECT PROPERTY IS IN ZONE X (OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE).

GENERAL SURVEY NOTES

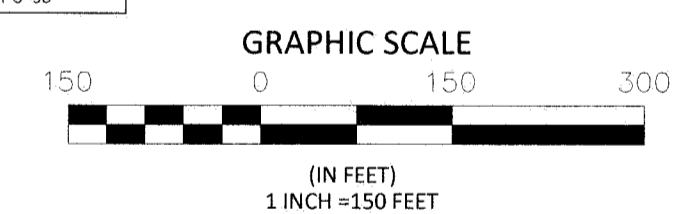
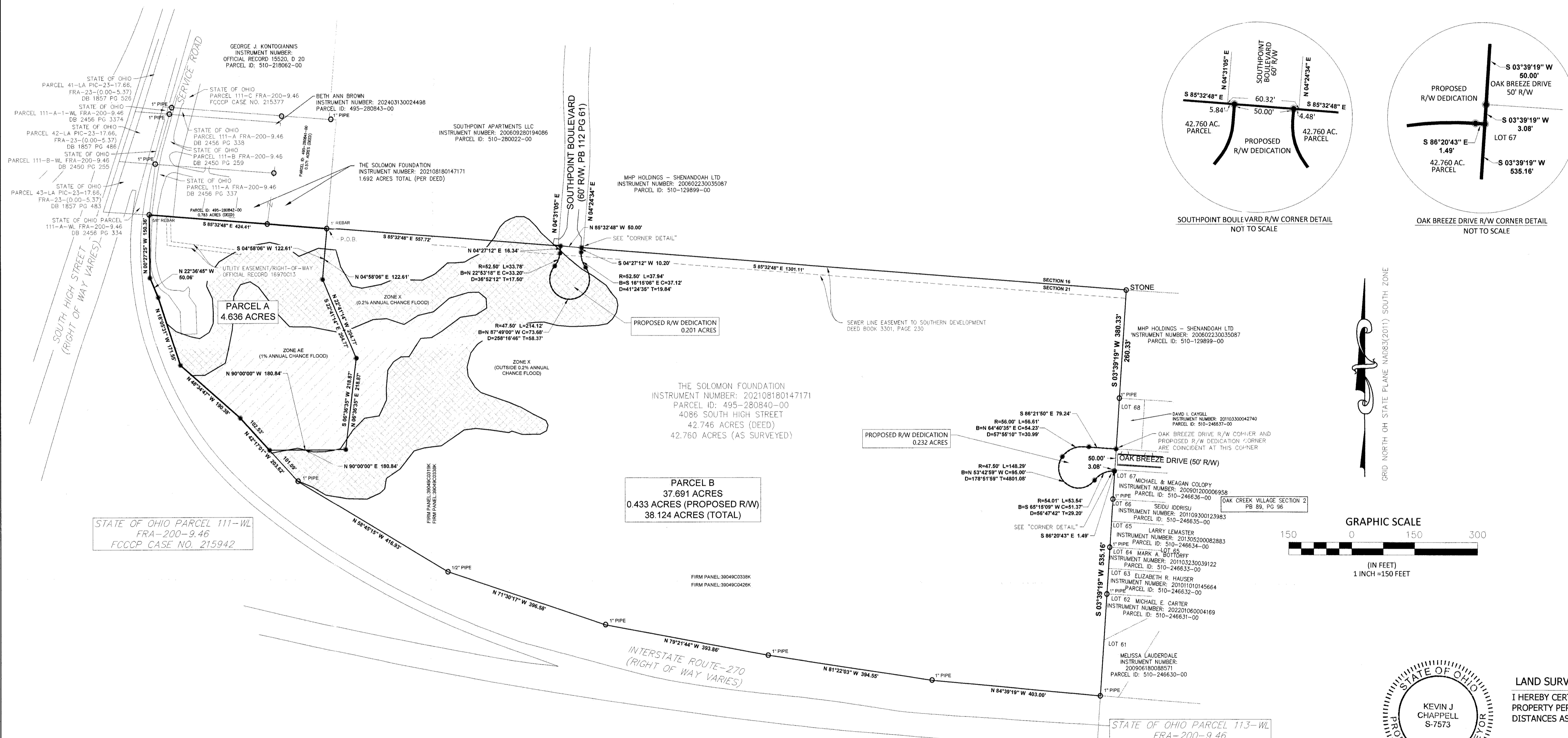
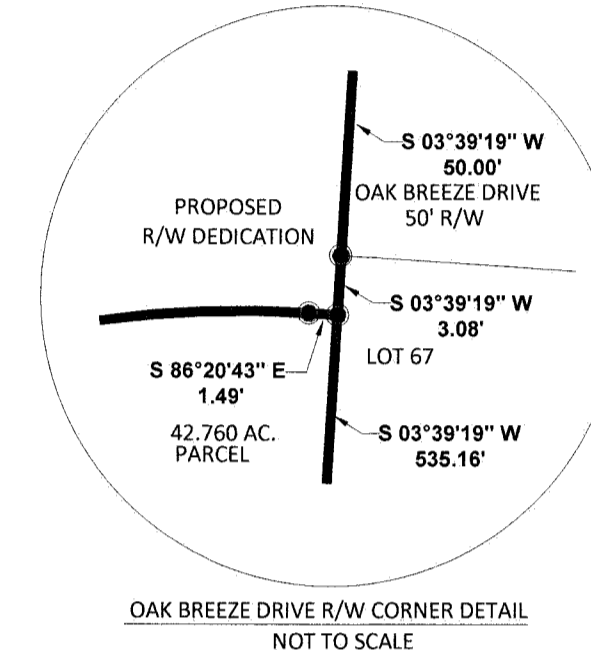
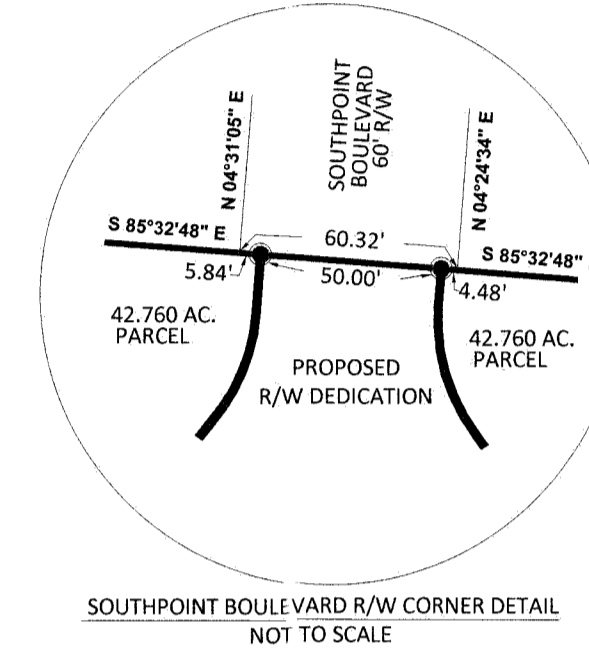
- BASIS OF BEARINGS: THE NORTHERLY BOUNDARY LINE OF THE 42.746 ACRE TRACT SHOWN HEREON WAS ASSIGNED A BEARING OF SOUTH 85°32'48" EAST AND IS BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (2011), AS OBSERVED BY G.P.S. OBSERVATIONS TAKEN AT FOUND RECORD PROPERTY BOUNDARY MONUMENTATION OF THE SUBJECT PROPERTY.
- DISTANCE SHOWN HEREON ARE US SURVEY FEET (GRID) AND DECIMAL PARTS THEREOF.
- VERTICAL DATA IS BASED ON NAVD83 AS DEFINED BY GEOID 18.
- TRIMBLE R12 MODEL 60 ROW GPS RECEIVERS WITH DUAL FREQUENCY WERE USED TO CONDUCT THE SURVEY.
- THE SURVEY WAS CONDUCTED USING BOTH REAL TIME NETWORK GNSS (RTN) AND REAL TIME KINEMATIC GNSS (RTK).
- CURRENT DEED INFORMATION WAS ACQUIRED FROM THE FRANKLIN COUNTY RECORDERS LAND RECORDS AND ALSO FROM TITLE COMMITMENT NO. S4998 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.
- ZONING IS R - RURAL DISTRICT PER FRANKLIN COUNTY ZONING OFFICE.
- PARCEL A CLOSURE IS 0.009' (1:207340). PARCEL B CLOSURE IS 0.012' (1:501195).
- FIELD OBSERVATIONS COMPLETED IN MARCH 2025.



VICINITY MAP
N.T.S.

LEGEND

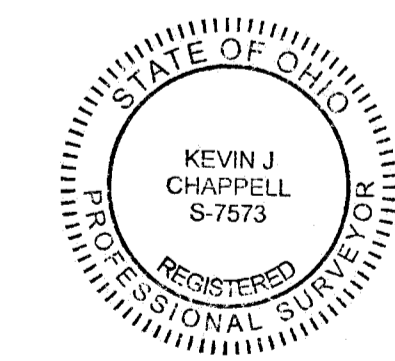
- BOUNDARY W/ MONUMENTS
- ADJACENT PROPERTY
- FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
- 5/8" CAPPED REBAR SET
- ZONE AE (1% ANNUAL CHANCE FLOOD)
- ZONE X (0.2% ANNUAL CHANCE FLOOD)



RECEIVED

AUG 17 2025

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



LAND SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PROPERTY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION, COURSES, AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE.

Kevin J. Chappell
KEVIN J. CHAPPELL
OHIO PROFESSIONAL SURVEYOR NO. PS-7573
DATE: 08-05-2025

CITY NO.	EASEMENT REFERENCE		GRANTOR	NO.	REVISIONS	APPROVAL/DATE
	COUNTY RECORDER	PAGE				
	VOL.	PAGE				

PLAN PREPARED BY:

1219 4TH AVE S, NASHVILLE, TN 37210 | PHONE: (615) 649-7610
©2025 BOWMAN CONSULTING GROUP LTD | WWW.BOWMAN.COM

PROJECT TITLE:		MINOR SUBDIVISION FOR THE PROPERTY LOCATED AT 4086 & 4080 SOUTH HIGH STREET COLUMBUS, OHIO 43207		CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF SEWERAGE AND DRAINAGE DIVISION USE ONLY	
DIVISION USE ONLY		OWNER		SCALE:	SHEET:
		CONTRACTOR		AS NOTED	1 OF 1
		INSPECTOR		AGREEMENT	COMPLETED
				RPD	CKD
				CLD	CON. DR.
				CONTACT DRAWING NO.	RECORD PLAN NO.
				051715-01-001	