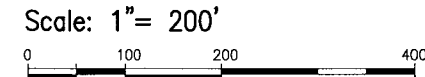


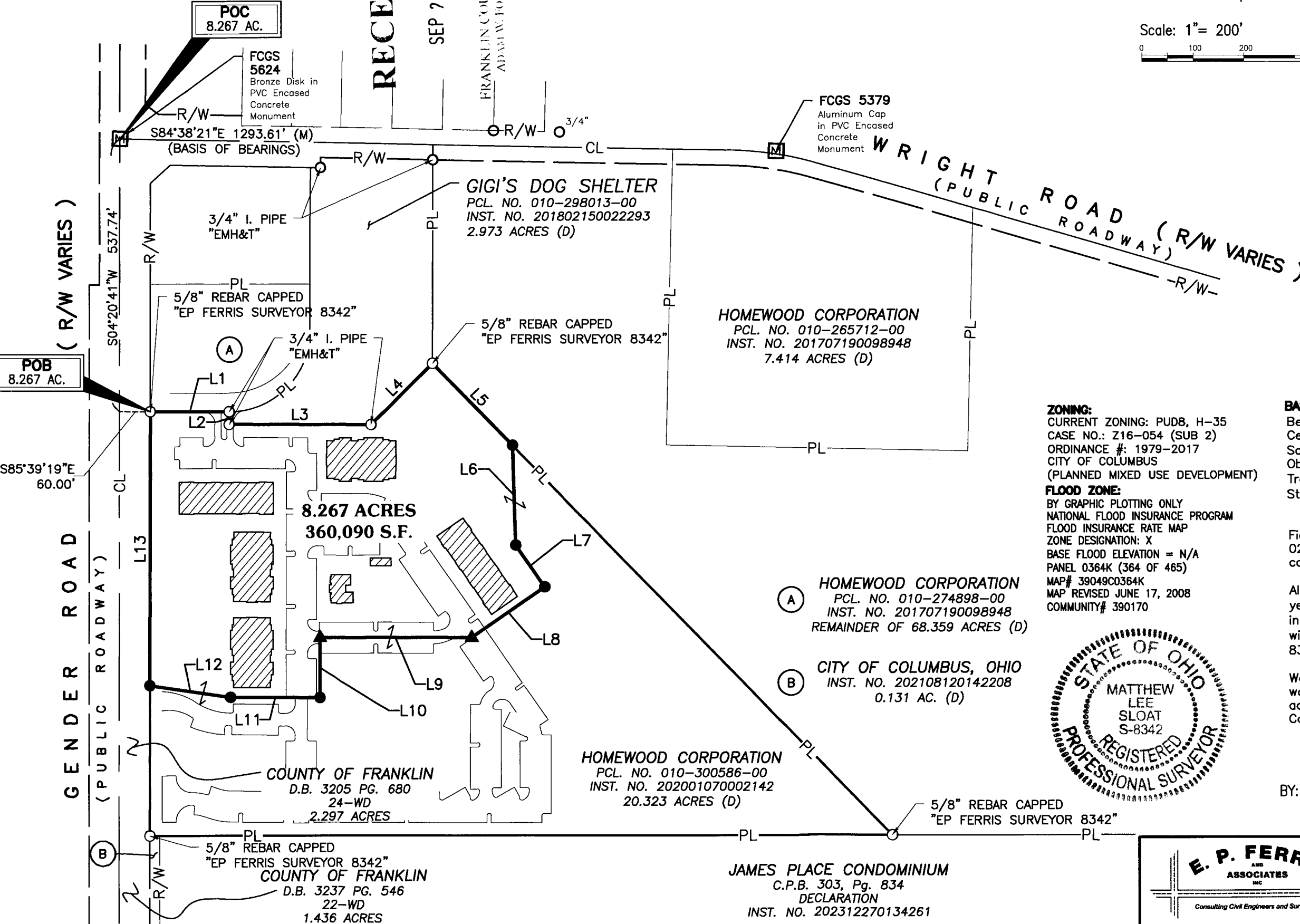
# 8.267 ACRE LOT SPLIT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 11, RANGE 21, MATHEW'S SURVEY OF THE CONGRESS LANDS



LINE TABLE		
LINE	LENGTH	BEARING
L1	156.15'	S85°40'34"E
L2	25.42'	S04°19'26"W
L3	284.85'	S85°40'34"E
L4	170.83'	N49°19'26"E
L5	225.59'	S39°53'14"E
L6	196.63'	S02°20'53"W
L7	99.92'	S30°34'30"E
L8	175.13'	S59°25'30"W
L9	299.97'	N85°39'19"W
L10	117.50'	S04°20'41"W
L11	179.97'	N85°39'19"W
L12	161.26'	N77°32'53"W
L13	539.52'	N04°20'41"E

- LEGEND**
- PL PROPERTY LINE
  - R/W RIGHT-OF-WAY
  - (M) MEASURED VALUE
  - (D) DEED
  - [M] MONUMENT BOX
  - [Hatched Box] EX. BUILDING
  - IRON PIN FOUND
  - IRON PIN SET
  - ▲ MAG Nail Set



**ZONING:**  
 CURRENT ZONING: PUD8, H-35  
 CASE NO.: Z16-054 (SUB 2)  
 ORDINANCE #: 1979-2017  
 CITY OF COLUMBUS  
 (PLANNED MIXED USE DEVELOPMENT)

**FLOOD ZONE:**  
 BY GRAPHIC PLOTTING ONLY  
 NATIONAL FLOOD INSURANCE PROGRAM  
 FLOOD INSURANCE RATE MAP  
 ZONE DESIGNATION: X  
 BASE FLOOD ELEVATION = N/A  
 PANEL 0364K (364 OF 465)  
 MAP# 39049C0364K  
 MAP REVISED JUNE 17, 2008  
 COMMUNITY# 390170

**BASIS OF BEARINGS:**  
 Bearings Referenced Herein Are Based On The Existing Centerline Of Right-of-way Of Wright Road As Being South 84° 38' 21" East As Determined By GPS Observations Utilizing Ohio Department Of Transportation's Real Time Network, Based On Ohio State Plane South Zone (NAD 83, 2011 Adjustment).

Field survey was conducted on 06-26-19 and 02-02-2024. All monuments found are in good condition unless otherwise noted.

All set Iron pins are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top. All set mag nails are 1.5" mag nails with 1.5" diameter washers with "EP FERRIS SURVEYOR 8342" inscribed on top.

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

BY: *Matthew Lee Sloat* 5/6/24  
 Matthew Lee Sloat, P.E., P.S.  
 Registered Surveyor No. 8342



(A) **HOMEWOOD CORPORATION**  
 PCL. NO. 010-274898-00  
 INST. NO. 201707190098948  
 REMAINDER OF 68.359 ACRES (D)

(B) **CITY OF COLUMBUS, OHIO**  
 INST. NO. 202108120142208  
 0.131 AC. (D)

**HOMEWOOD CORPORATION**  
 PCL. NO. 010-300586-00  
 INST. NO. 202001070002142  
 20.323 ACRES (D)

**JAMES PLACE CONDOMINIUM**  
 C.P.B. 303, Pg. 834  
 DECLARATION  
 INST. NO. 202312270134261

**E. P. FERRIS AND ASSOCIATES INC.**  
 Consulting Civil Engineers and Surveyors

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 2ND FLOOR  
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 (614) 299-2999  
 (614) 299-2992 (FAX)  
 www.EPFERRIS.com

DRAWN BY:	CK
CHECKED BY:	MLS
SCALE:	1" = 200'
DATE:	5/6/24
PROJECT NO.	1148.003