

LOT SPLIT SURVEY FOR COMMUNITY HOUSING NETWORK

SITUATED IN AND BEING PART OF
 QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17
 UNITED STATES MILITARY LANDS

ALSO BEING PART OF LOT 1 OF THE PARTITION AND SUBDIVISION
 OF CYRUS P. DENUNE'S ESTATE, PLAT BOOK 10, PAGE 309
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



OFFICES

422 North Broad Street
 Lancaster, Ohio 43130
 740-385-2140

1495 Old Henderson Road
 Columbus, Ohio 43220
 614-459-6992

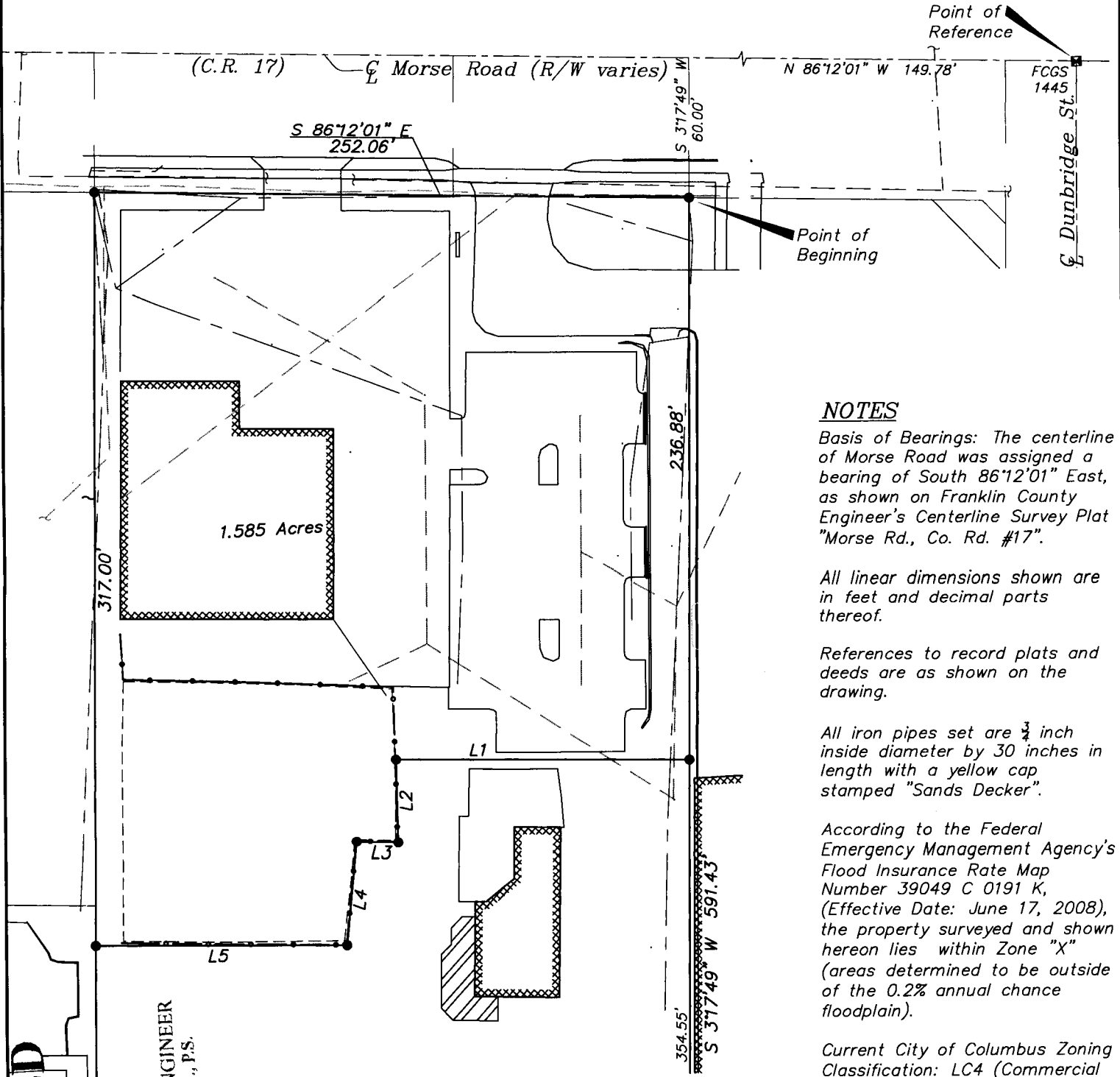
507 Main Street
 Zanesville, Ohio 43701
 740-450-1640



SCALE 1 INCH = 60 FEET

LEGEND

- Monument Box
- ● 3/4" Iron Pipe (Found/Set)
- ⊙ ● PK Nail (Found/Set)



NOTES

Basis of Bearings: The centerline of Morse Road was assigned a bearing of South 86°12'01" East, as shown on Franklin County Engineer's Centerline Survey Plat "Morse Rd., Co. Rd. #17".

All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with a yellow cap stamped "Sands Decker".

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049 C 0191 K, (Effective Date: June 17, 2008), the property surveyed and shown hereon lies within Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain).

Current City of Columbus Zoning Classification: LC4 (Commercial District), per Zoning Case # Z05-015 - July 27, 2005; AR12 (Multi-family District), Per Z83-070A - May 14, 1969 & C4 (Commercial District) - May 30, 1984; H-35 Height District; Morse Road Commercial Overlay; Northeast Area Commission.

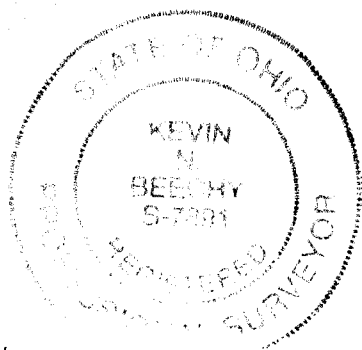
For entire parcel drawing, with improvements & adjoining parcel information, see sheet 2.

RECEIVED

OCT 09 2025

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

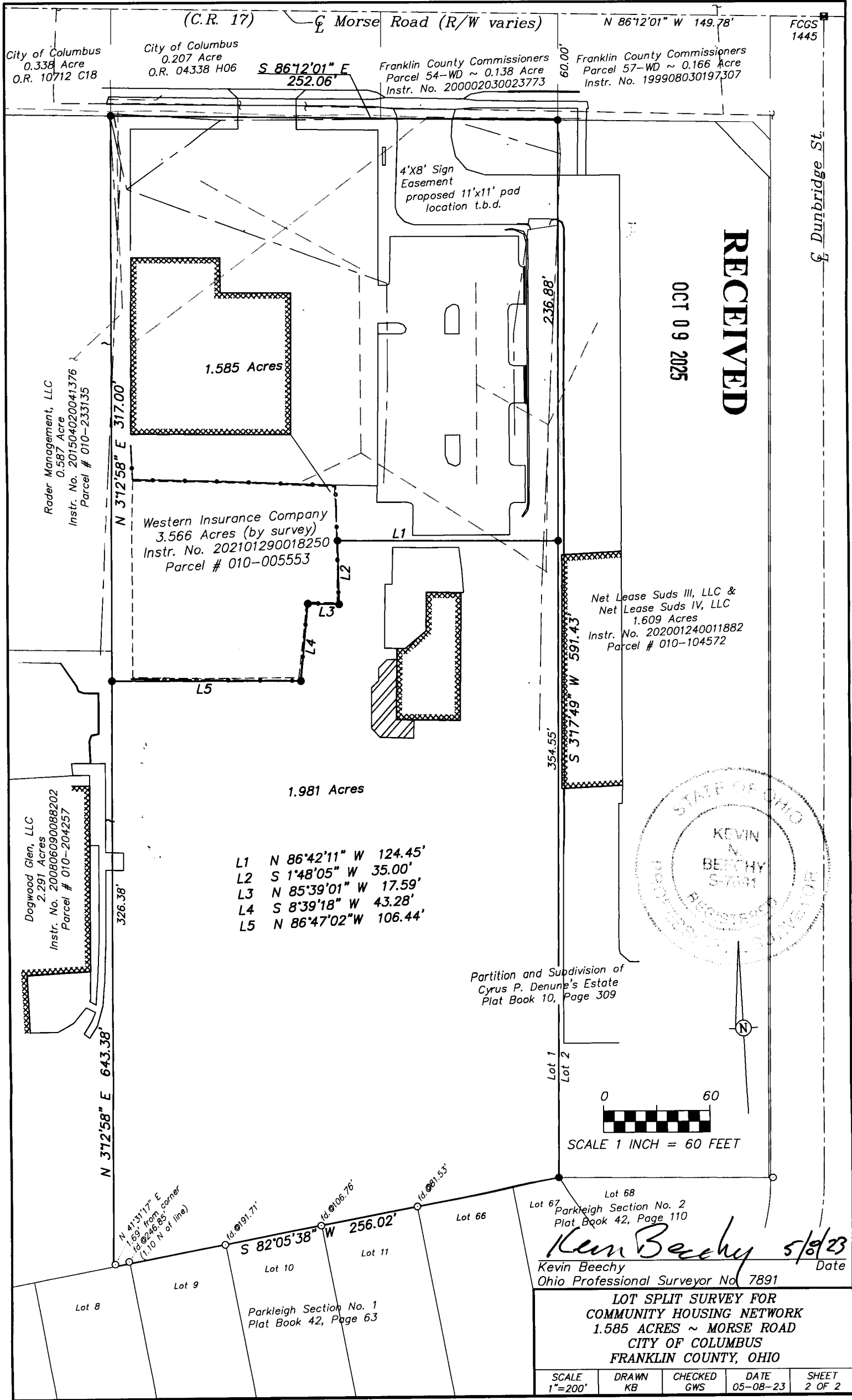
- L1 N 86°42'11" W 124.45'
- L2 S 1°48'05" W 35.00'
- L3 N 85°39'01" W 17.59'
- L4 S 8°39'18" W 43.28'
- L5 N 86°47'02" W 106.44'



I hereby certify that the foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

Kevin Beechy 5/8/23
 Kevin Beechy Date
 Ohio Professional Surveyor No. 7891

LOT SPLIT SURVEY FOR COMMUNITY HOUSING NETWORK				
1.585 ACRES ~ MORSE ROAD				
CITY OF COLUMBUS				
FRANKLIN COUNTY, OHIO				
SCALE 1"=60'	DRAWN KB	CHECKED GWS	DATE 05-08-23	SHEET 1 OF 2



City of Columbus
0.338 Acre
O.R. 10712 C18

City of Columbus
0.207 Acre
O.R. 04338 H06

S 86°12'01" E
252.06'

Franklin County Commissioners
Parcel 54-WD ~ 0.138 Acre
Instr. No. 200002030023773

Franklin County Commissioners
Parcel 57-WD ~ 0.166 Acre
Instr. No. 199908030197307

FCGS
1445

Rader Management, LLC
0.587 Acre
Instr. No. 201504020041376
Parcel # 010-233135

1.585 Acres

Western Insurance Company
3.566 Acres (by survey)
Instr. No. 202101290018250
Parcel # 010-005553

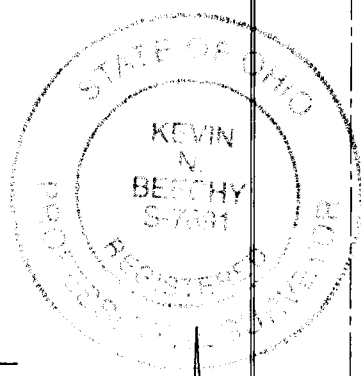
Dogwood Glen, LLC
2.291 Acres
Instr. No. 200806090088202
Parcel # 010-204257

Net Lease Suds III, LLC &
Net Lease Suds IV, LLC
1.609 Acres
Instr. No. 202001240011882
Parcel # 010-104572

- L1 N 86°42'11" W 124.45'
- L2 S 1°48'05" W 35.00'
- L3 N 85°39'01" W 17.59'
- L4 S 8°39'18" W 43.28'
- L5 N 86°47'02" W 106.44'

1.981 Acres

Partition and Subdivision of
Cyrus P. Denune's Estate
Plat Book 10, Page 309



SCALE 1 INCH = 60 FEET

Lot 67
Parkleigh Section No. 2
Plat Book 42, Page 110

Kevin Beechy 5/8/23
Kevin Beechy
Ohio Professional Surveyor No. 7891
Date

LOT SPLIT SURVEY FOR
COMMUNITY HOUSING NETWORK
1.585 ACRES ~ MORSE ROAD
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

SCALE 1"=200'	DRAWN KB	CHECKED GWS	DATE 05-08-23	SHEET 2 OF 2
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§ Dunbridge St.

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OCT 09 2025