

0.790 Acre LOT SPLIT
Section 9, Township 11, Range 21
Congress Lands
City of Columbus
Franklin County
State of Ohio

Flood Zone:
 National Flood Insurance Program
 Flood Insurance Rate Map
 Zone Designation: X
 Panel 0344K (344 of 465)
 Map # 39049C0344K
 Map Revised June 17, 2008
 Community # 390170

Zoning Information:
 Existing Zoning: LC4, H-35
 Case # Z07-013 (8/29/2007)
 Ordinance: 1083-2007

Access Easement
 Inst. No. 200401210014624
 0.947 Ac.

NNN Columbus OH Owner LP
 Pcl. No. 530-285937
 15.973 AC. (DEED)
 Inst. No. 201806270085088

STATE OF OHIO
PARCEL 1
Easement for
Highway Purposes
DB. 2526 Pg. 93
 3.27 AC.

0.656 Acres of State
 Highway Easement shown
 as part of PID 530-156578
 (Separate Legal and
 Exhibit to drop this)

POC
 0.790 Ac. Tract

CITY OF COLUMBUS
 0.5855 AC.
 O.R.V. 32376 Pg. C17

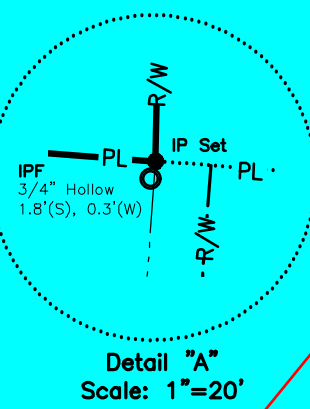
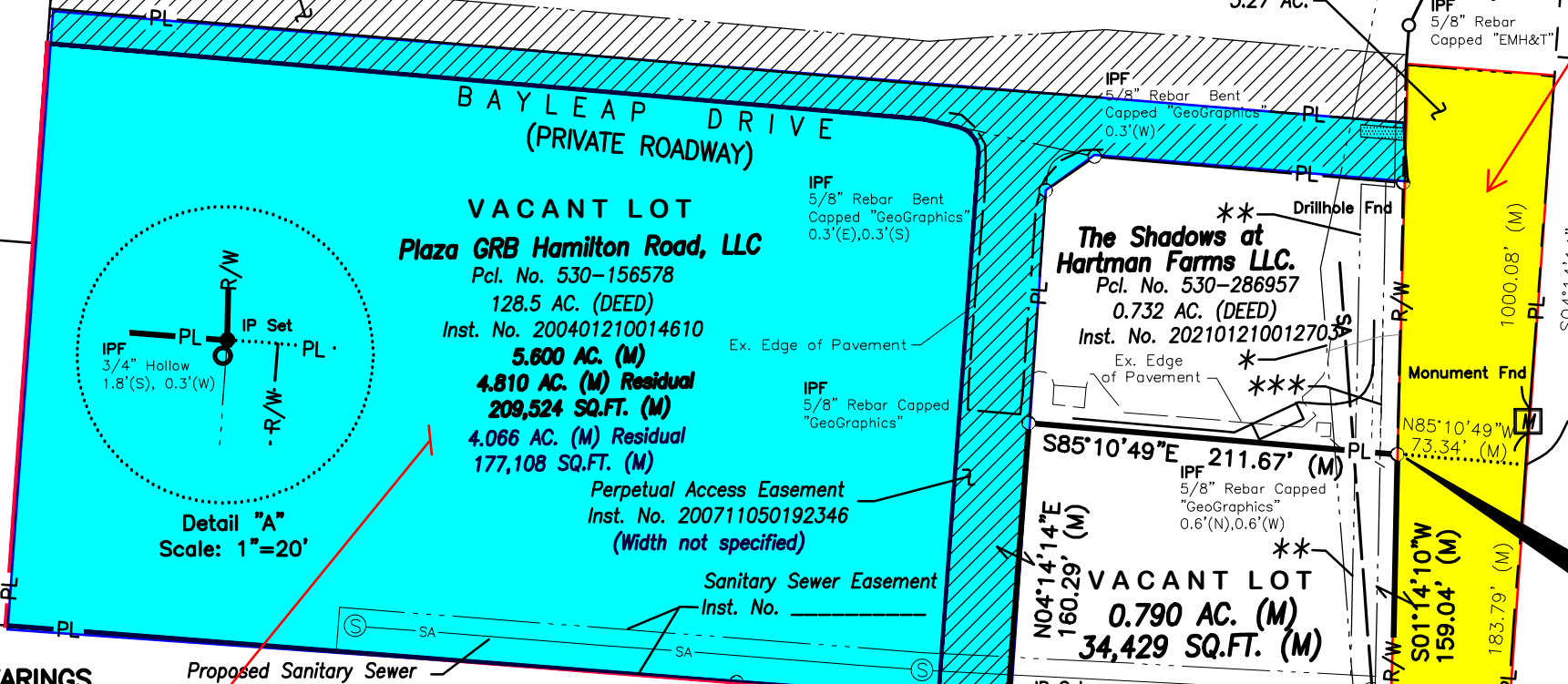
HAMILTON
SQUARE BLVD
 (PUBLIC ROADWAY)

- LEGEND**
- CL Center Line
 - PL Property Line
 - R/W Right-of-Way
 - Iron Pin Found (IPF)
 - Mag Nail Found
 - Mag Nail Set
 - (D)(P) Deed or Plat
 - (M) Measured Value
 - [M] Monument Box



POB
 0.790 Ac. Tract

PARCEL 1
Easement for
Highway Purposes
DB. 2526 Pg. 93
 3.27 AC.



Winchester Park
Investment Condominium
 12.879 AC.
 C.P.B. 203, Pg. 90
 Inst. No. 200806110089620

Winchester Park
Investment Condominium
 Phase II - Second Amendment
 C.P.B. 208, Pg. 43
 Inst. No. 200812090176751

BASIS OF BEARINGS
 The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referred to by GPS observations of selected station network. A portion of Hamilton Road (S.R. 317) has a bearing of N04°14'14"E and is the "basis of bearing" for this plat.

~4.806 Acre
 Remainder (After Lot
 Split and RW Drop)
 would need more field
 work on West side

Metropolitan House LLC
 Pcl. No. 530-301423
 24.718 AC. (DEED)
 Inst. No. 202008200123281

- * Sanitary Sewer Easement
 Inst. No. 200607200142532
- ** Sidewalk Easements
 Inst. No. 2006008040153560
- *** Electric/Communications Easement
 Inst. No. 200809170140322

ALDI Inc (OHIO)
 Pcl. No. 530-301562
 3.180 AC. (DEED)
 Inst. No. 202010190161962

Field survey was conducted on 02-15-2020.
 All monuments found are in good condition unless otherwise noted.

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

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.

BY: **Matthew Lee Sloat, P.E., P.S.**
 Registered Surveyor No. 8342

DRWN BY CRK CHK BY MLS DATE 01-25-2021



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 COLUMBUS, OHIO 43212
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 (614) 299-2992 (Fax)
 www.EPFERRIS.com

