

# 0.450 ACRE TRACT

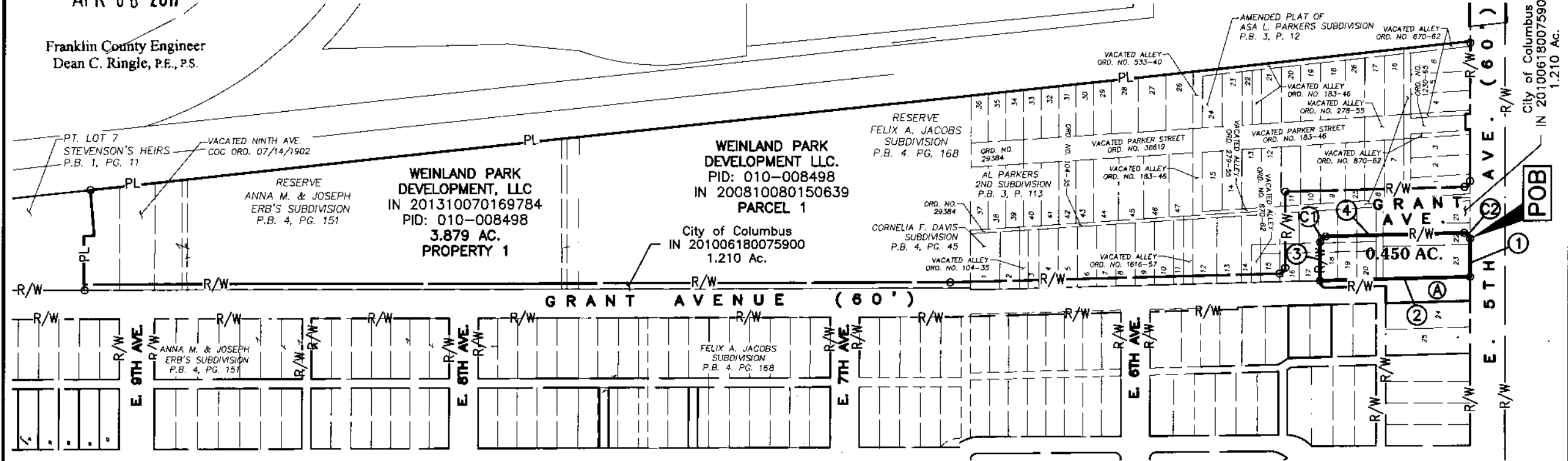
Situated in the State of Ohio, County of Franklin, in the City of Columbus, being in Quarter Township 4, Township 1, Range 18, United States Military Lands, being part of the remainder of a tract of land conveyed to Weinland Park Development, LLC in Instrument Number 200810080150639, Parcel 1, part Lot Nos. 18, 19, 20, 22, and 23 of Cornelia F. Davis and Others Subdivision as recorded in Plat Book 4, Page 45, and being part of an alley vacated by City of Columbus Ordinance No. 870-62

# RECEIVED

APR 06 2017

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

City of Columbus  
IN 201006180075900  
1.210 AC.



**WEINLAND PARK DEVELOPMENT, LLC**  
PID: 010-008498  
IN 201310070169784  
3.879 AC.  
PROPERTY 1

**WEINLAND PARK DEVELOPMENT, LLC.**  
PID: 010-008498  
IN 200810080150639  
PARCEL 1

City of Columbus  
IN 201006180075900  
1.210 Ac.

**GRANT AVENUE (60')**

- ① N86°40'04"W 65.80'
- ② N01°51'32"E 258.71'
- ③ S86°40'14"E 66.31'
- ④ S01°51'16"W 238.73'

Ⓒ1 Δ=88°41'12"  
R=9.99'  
L=15.46'  
T=9.76'  
ChB=S42°19'38"E  
CH Dist=13.96'

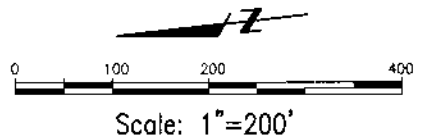
Ⓒ2 Δ=91°41'32"  
R=9.96'  
L=15.95'  
T=10.26'  
ChB=S47°42'03"W  
CH=14.30'

- LEGEND**
- PPL Proposed Property Line
  - PL Property Line
  - R/W Right-of-Way
  - Iron Pin Found (IPF)
  - Iron Pin Set / Mag Nail Set
  - POB** Point of Beginning
  - A** Weinland Park Development, LLC  
IN 201308290147249  
PID: 010-292490  
0.172 Ac.

**BASIS OF BEARINGS**  
The bearings on this plan are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). The bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The east line of Grant Avenue having a bearing of North 03 degrees 13 minutes 00 seconds East is designated the basis of bearings for this description.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8230" inscribed on top.  
Field survey was conducted on 03-24-15.

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 E. Ferris* 03-03-17  
Matthew E. Ferris, P.E., P.S.  
Registered Surveyor No. 8230

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

**CONTACT:**  
880 KING AVENUE  
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(614) 299-2992 (Fax)  
www.EPFERRIS.com

**LOT-SPLIT**  
**GRANT PARK REDEVELOPMENT**  
**0.450 ACRE TRACT**  
CITY OF COLUMBUS, OHIO

JOB NO.	1005.017
DRAWN BY:	CDM
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	3-03-17