

POSTED ADDRESS:
1454 / 1462 Grant Avenue
GRANTOR / CURRENT OWNER:
Grant Ave Properties, LTD.
RECORDED DEED
Inst. No. 199804230097572
FLOOD ZONE:
Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 39049C0326 K (Non Printed Panel) in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said property is situated.

APPARENT ENCROACHMENTS:
 ◆ Appears Ex. buildings encroach over South and East property line.
 ◆ Appears existing fence encroaches over South property line. Ownership unknown.

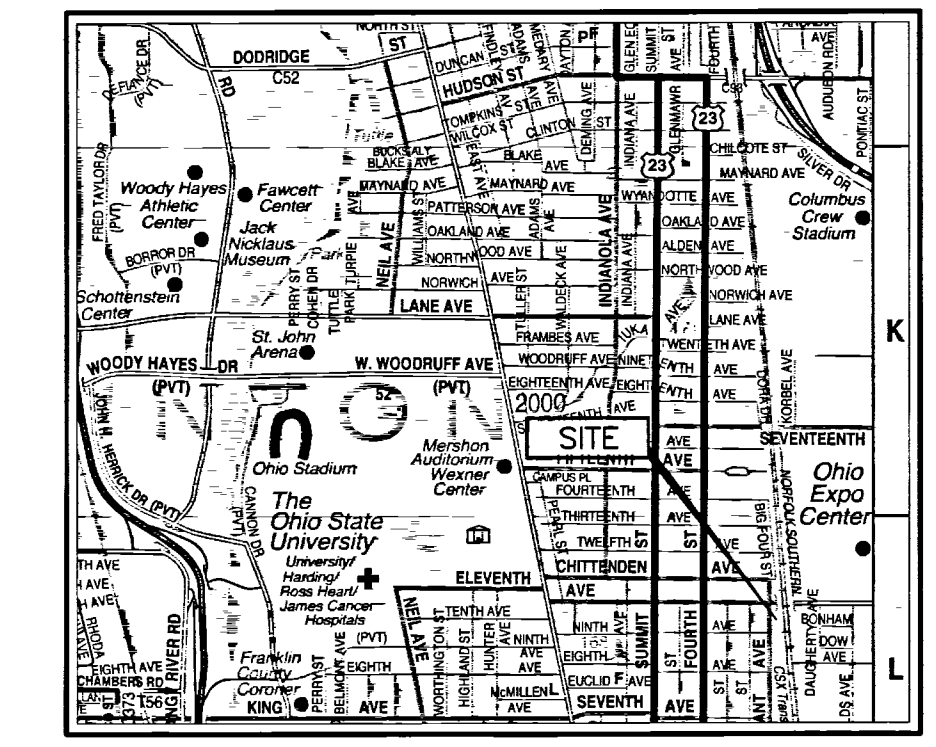
NOTES:
 1. This property has direct access to Grant Ave.
 2. There is no observed evidence of current earthmoving, work, building construction or building additions.
 3. There is no observed evidence of recent street or sidewalk construction or repairs.

BASIS OF BEARINGS
 The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (COR596). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The south right of way line of 11th Ave has an assumed bearing of S86°49'04"E and is designated as "basis of bearing" for this plot.

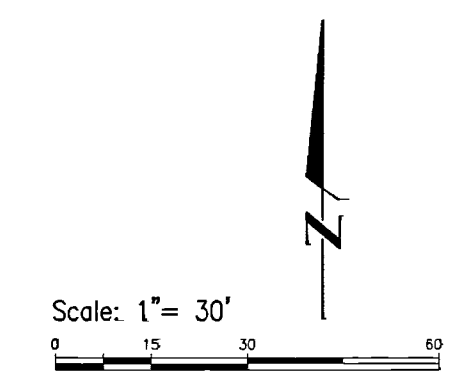
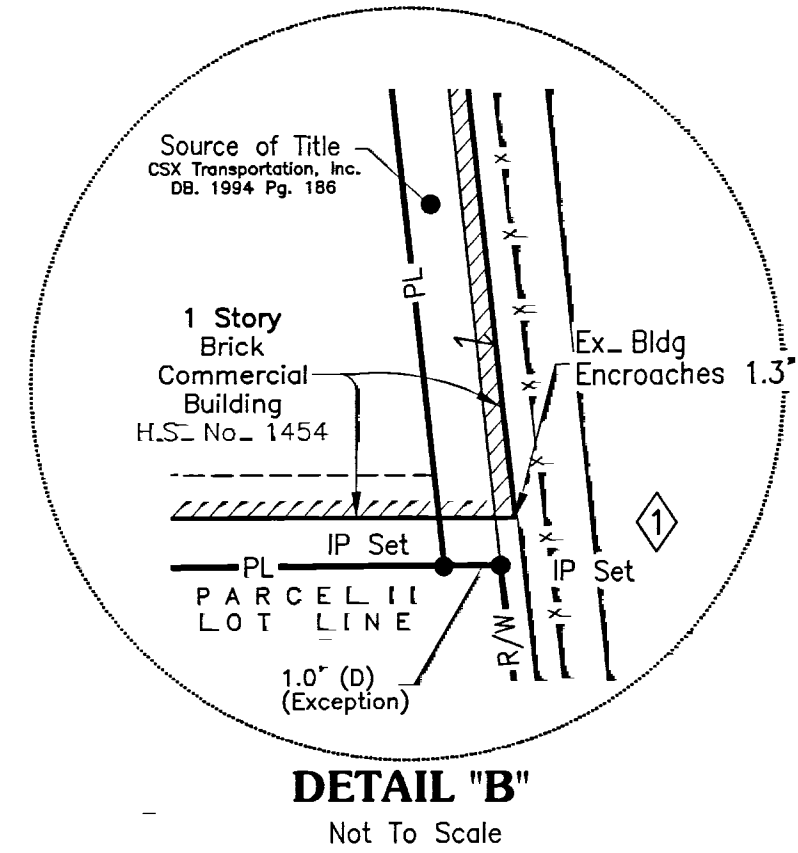
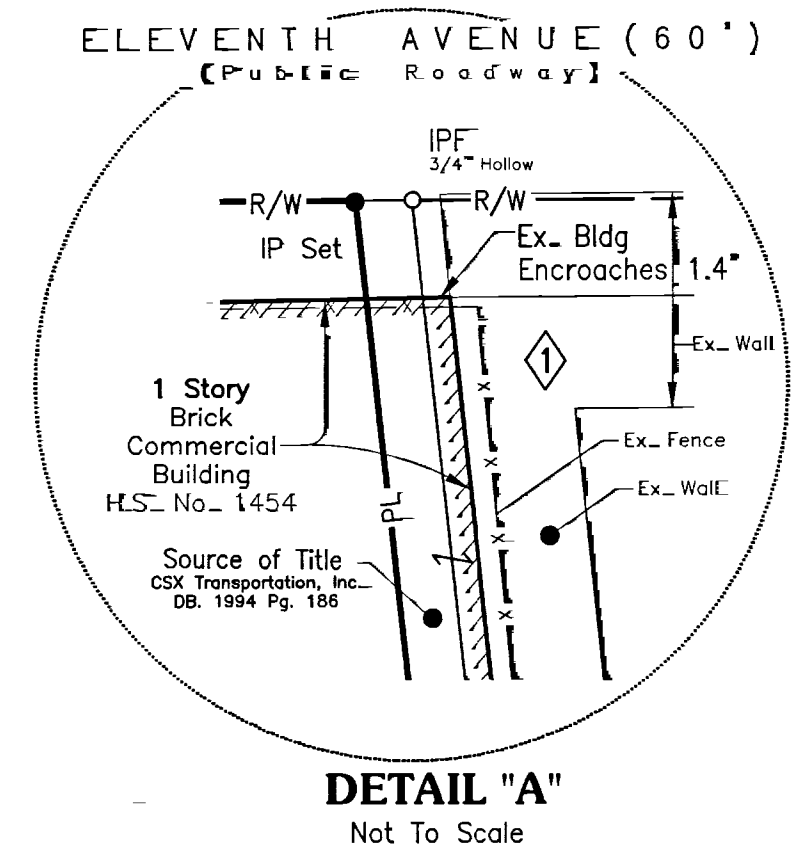
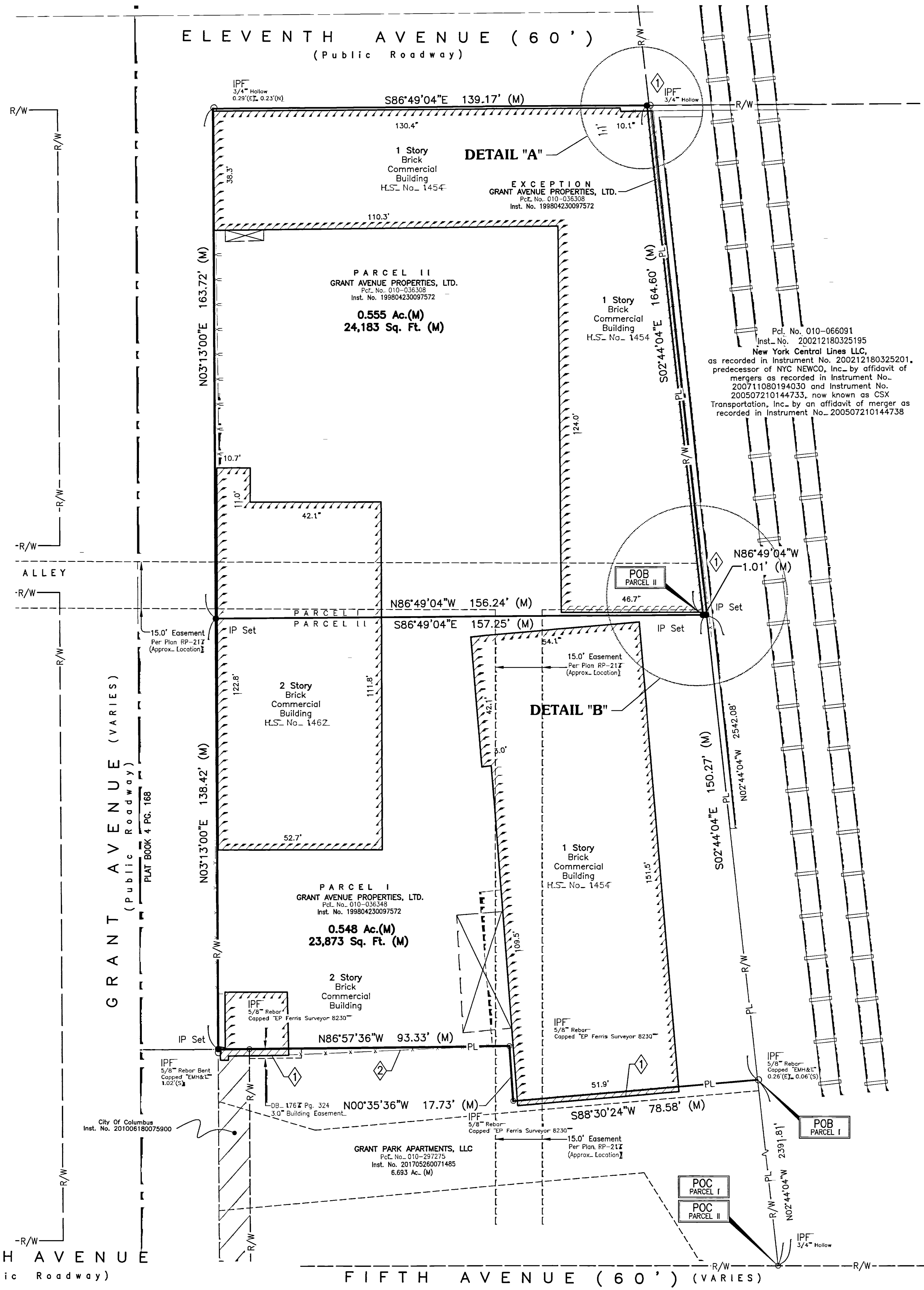
BOUNDARY SURVEY 1454 / 1462 GRANT AVENUE

Part of
 Lot 7 of Stevenson's Heirs Subdivision, As recorded in Plat Book 1, Page 11, destroyed by fire, also being of record in the Chancery Records Book 2 Page 322 in the Court of Common Pleas Quarter Township 4, Township 1, Range 18 United States Military Lands

City of Columbus
 Franklin County
 State of Ohio
 1.103 Ac. (M)
 48,045 Sq. Ft. (M)



Location Map
Not To Scale



Legend

- PL Property Line
- R/W Right-of-Way
- o Iron Pin Found (IPF)
- Iron Pin Set (IP Set) or
MAG Nail Set w/ Brass Survey marker
- ▲ Pony Spike Set
- PL Property Line
- R/W Right-of-Way
- 20.25' (D)
S87°51'30"E (D) Deed bearing and distance
- POC Point of Commencement
- POB Point of Beginning
- 20.33'(M)
S88°05'11"E(M) Measured bearing and distance

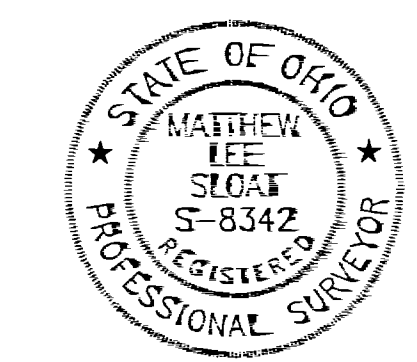
E. P. FERRIS
 AND ASSOCIATES
 INC.
 Consulting Civil Engineers and Surveyors

CONTACT:
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 COLUMBUS, OHIO 43212
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

E. 9TH AVENUE
 (Public Roadway)

FIFTH AVENUE (60') (VARIES)
 (Public Roadway)

RECEIVED
 AUG 24 2007
 Franklin County Engineer
 Council R. Robertson, P.E., P.S.



Field survey was conducted on 06-29-17, 7-14-17. 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 with "EP FERRIS SURVEYOR, 8342" inscribed on top.

BY: *Matthew Lee Slot* 8/10/17
 Matthew Lee Slot, P.E., P.S.
 Registered Surveyor No. 8342
 DRWN BY CRK CHK BY MLS DATE 08-09-17