

0.826 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 a 7.814 acre tract conveyed to Weinland Park Development, LLC in Instrument Number 201704060046500 and being part of Lot Nos. 6 through 11 of Cornelia F. Davis and Others Subdivision as recorded in Plat Book 4, Page 45, being part of Lot Nos. 43 and 47 and all of Lot Nos. 44 through 46 of A.L. Parkers Second Subdivision as recorded in Plat Book 3, Page 114, being part of alleys vacated by City of Columbus Ordinance Nos. 104-35 and 1616-57, and being part of Parker Street as vacated in Ordinance No. 38619

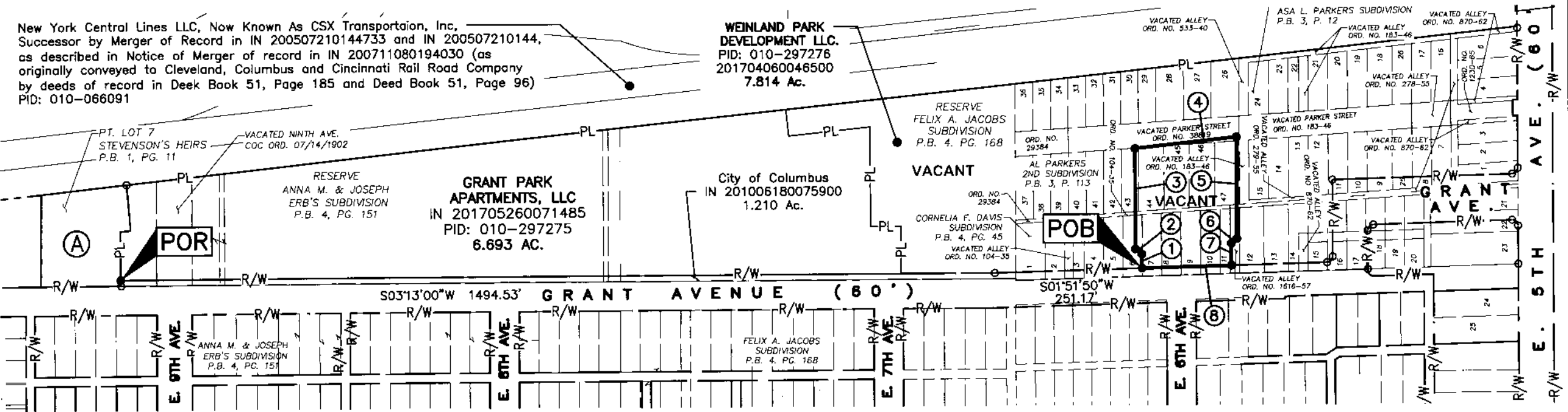
Franklin County Engineer
Cynthia A. Kuebelson, P.E., P.S.

New York Central Lines LLC, Now Known As CSX Transportation, Inc., Successor by Merger of Record in IN 200507210144733 and IN 200507210144, as described in Notice of Merger of record in IN 200711080194030 (as originally conveyed to Cleveland, Columbus and Cincinnati Rail Road Company by deeds of record in Deek Book 51, Page 185 and Deed Book 51, Page 96) PID: 010-066091

WEINLAND PARK DEVELOPMENT LLC.
PID: 010-297276
201704060046500
7.814 Ac.

GRANT PARK APARTMENTS, LLC
IN 201705260071485
PID: 010-297275
6.693 AC.

City of Columbus
IN 201006180075900
1.210 Ac.



(A) Weinland Park Development LLC
IN 201712290183063
Pcl. No. 010-036348

- ① S86°45'09"E 24.05'
- ② N43°08'49"E 14.10'
- ③ S86°46'53"E 171.87'
- ④ S02°48'52"E 173.70'
- ⑤ N86°46'54"W 173.97'
- ⑥ N36°42'37"W 12.22'
- ⑦ N86°48'06"W 37.81'
- ⑧ N01°51'50"E 152.62'

LEGEND

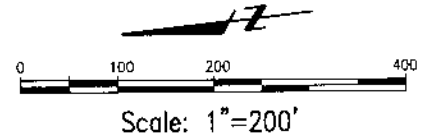
- PL Property Line
- R/W Right-of-Way
- Iron Pin Found (IPF)
- Iron Pin Set/Mag Nail Set
- [POR] Point of Reference
- [POB] Point of Beginning

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 L. Sloat 5/25/18
Matthew L. Sloat, P.E., P.S.
Registered Surveyor No. 8342 Date

E. P. FERRIS ASSOCIATES
INC.

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(614) 299-2992 (Fax)
www.EPFERRIS.com

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

JOB NO.	1005.017
DRAWN BY:	CDM
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	05-24-18