

CITY OF COLUMBUS
D.B. 2473, PG 276

E. LIVINGSTON AVE. (VARIES)
D. B. G. P. G. 70 (Destroyed by Fire)

CITY OF COLUMBUS
D.B. 2424, PG 648

0.014 ACRES (M)
626.875 SF (M)

LUXE MANAGEMENT, LLC (¼ Interest)
WICKFORD HOLDINGS, LLC (¼ Interest)
Pcl. No. 010-042982
Inst. No. 201805310072417

ZANDYMAN PROPERTIES LLC
IN 201807100090847
0.0467 AC Iron Pin Set (Under brick)

E. BLENKNER ST. (33')
D. B. G. P. G. 70 (Destroyed by Fire)

BASIS OF BEARINGS

The portion of the right of way of City Park Avenue as being North 08°12'18" West and monumented as shown hereon, is designated the "basis of bearing" and was determined by GPS observations utilizing the Ohio Department of Transportation's VRS network, Ohio South Zone (NAD83, 2011).

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 3/18/19
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY MJA CHK BY MLS DATE 3/14/19



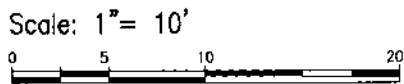
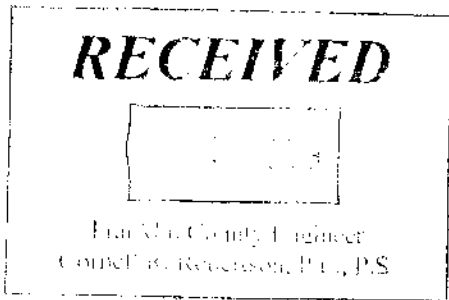
SURVEY OF EXISTING RIGHT OF WAY

0.014 ACRES
State of Ohio
County of Franklin, City of Columbus
Part of Block 11 of McGowan's Addition,
Deed Book G, Pg 70 (Destroyed by Fire)

708750

Legend

- ⊕ Centerline
- R/W Right-of-Way
- ⌒ Property Line
- Iron Pin Found (IPF)
- Iron Pin or Mag Nail Set
- POC Point of Commencement
- POB Point of Beginning



E. P. FERRIS
AND ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2939
(614) 299-2992 (Fax)
www.EPFERRIS.com