

CITY OF COLUMBUS (FEE)
D.B. 2473, PG 276
LIVINGSTON AVE. (VARIES)
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 12/6/19

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

DRWN BY MJA CHK BY MLS DATE 12/4/19



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)

CITY PARK AVE. (66')
D. B. G. P. G. 70 (Destroyed by Fire)

CITY OF COLUMBUS (FEE)
D.B. 2424, PG 648
STATE OF OHIO
PARCEL 21 - HIGHWAY EASEMENT
(FRA-40-12.82)
D.B. 2449, PG 649

0.014 ACRES (M)
626.875 SF (M)

LUXE MANAGEMENT, LLC (3/4 Interest)
WICKFORD HOLDINGS, LLC (1/4 Interest)
Pct. No. 010-042982
Inst. No. 201805310072417

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

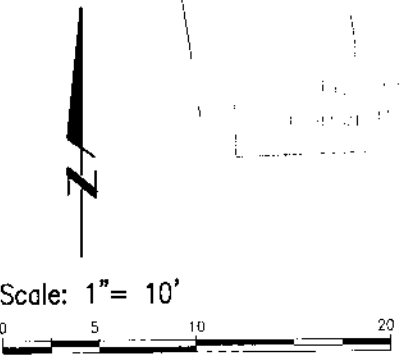
BLENKNER ST. (33')
D. B. G. P. G. 70 (Destroyed by Fire)

STATE OF OHIO
PARCEL 20 - HIGHWAY EASEMENT
(FRA-40-12.82)
D.B. 2526, PG 136

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

RECEIVED



E. P. FERRIS
AND ASSOCIATES
INC

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