

POC
0.042 AC.

POB
0.042 AC.

E. EIGHTH AVENUE (50')

(Public Roadway)

N90°00'00"E
34.50' (M)

N90°00'00"E

25.00'

--R/W
IPF
3/4" Hollow

N90°00'00"E
20.00' (M)

IPF
3/4" Hollow
0.2'(E)

PL
IP Set
PL

129.35'(P)

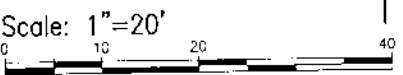
IPF
3/4" Hollow
0.4'(N), 0.1'(W)

R/W
IPF
1/2" Rebar

LOT 108

Legend

- PL Property Line
- R/W Right-of-Way
- Iron Pin Set
- Iron Pin Found (IPF)
- (D) Deed or Plat
- (M) Measured Distance
- POC Point of Commencement
- POB Point of Beginning



ALLEY (20')

(Public Roadway)

N00°10'41"W
53.63' (M)

36.25'(P)

VACANT LOT
0.042 AC. (Meas)
1,850 SQ. FT.

CITY OF COLUMBUS
Pcl. No. 010-008699
Inst. No. 201912130168077
Parcel III

LOT 189
NETWORK RESTORATIONS II, LLC
Pcl. No. 010-276124
TRACT 10
Inst. No. 200505310103886

36.25'(P)

NEW INDIANOLA ADDITION
PLAT BOOK 12, PG. 35

35.5'(P)

FIFTH STREET (50')

(Public Roadway)

25.00'

WP PROPERTIES QOZB, LLC
Pcl. No. 010-027792
Inst. No. 201910030130798
0.085 Ac.

VACANT LOT

35.5'(P)

N90°00'00"W
34.50' (M)

IP Set
PL

129.65'(P)

F.X. .008 AC. SANITARY
SEWER EASEMENT
Inst. No. 202005200069703

LOT 188

LOT 187

WP PROPERTIES QOZB, LLC
Pcl. No. 010-069825
Inst. No. 201902010013146

LOT 186

CENTRAL OHIO COMMUNITY
IMPROVEMENT CORPORATION
Pcl. No. 010-018092
Inst. No. 20191140152070

BASIS OF BEARINGS

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). 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 line of Eighth Ave has an assumed bearing of N90°00'00"E and is designated as "basis of bearing" for this plat.

Situate in the State of Ohio, County of Franklin, City of Columbus, being a part of Lots Numbered One Hundred Eighty-Nine (189) and One Hundred Eighty-Eight (188) of New Indianola Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 12, Page 35, and being part of a 0.085 acre tract as conveyed to WP PROPERTIES QOZB, LLC as described in Instrument No. 201910030130798, all records being of the Recorder's Office, Franklin County, Ohio



BY: *Matthew Lee Sloat* 6/9/20 Date
Matthew L. Sloat, P.E., P.S.
Registered Surveyor No. 8342

Field survey was conducted on 06-07-17
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.

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

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

0.042 ACRES
281-283 E. EIGHTH AVE
CITY OF COLUMBUS, OHIO

Posted Address 281-283 E. Eighth Ave
The following Survey is Certified to: WP PROPERTIES QOZB, LLC
Grantor/Current Owner: WP PROPERTIES QOZB, LLC
County: Franklin
City: Columbus
Instr. No. 201910030130798

JOB NO.	1005025
DRAWN BY:	CRK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	06-09-20