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PLAT OF SURVEY

BEING PART OF RESERVE "A", A PORTION OF MARYLAND AVENUE, 30 FEET IN WIDTH, ORIGINALLY DEDICATED AS HOME AVENUE, AND A PORTION OF ATCHESON STREET, 25 FEET IN WIDTH, VACATED BY THE CITY OF COLUMBUS IN ORDINANCE NUMBER 22872, AND A PORTION OF A TRACTS OWNED BY THE BOARD OF COMMISSIONERS OF FRANKLIN COUNTY, DEED BOOKS 431 AND 415, PAGES 493 AND 496, RESPECTIVELY, AND DELINEATED ON THE PLAT OF HAYES ADDITION PLAT BOOK 5, PAGE 437 AND PART OF HALF SECTION 10, TOWNSHIP 5, RANGE 22, REFUGEE LANDS, CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO.

The Ohio State University
Parcel No. 010-013932
4.981 Acres
Inst. No. 201008200107573

Formerly Maryland Avenue, Originally Dedicated As Home Avenue (30')
Blueprint Community Development LLC
Parcel No. 010-299045
Ord. No. 2337-2018 (9/27/18)
Inst. No. 201812070165752

Point of Commencement
0.243 Acre Tract

Maryland Ave
(Originally Dedicated as Atcheson Street, Plat Book 2, Page 132)

LEGEND:

- ⊗ - Post found
- ⊙ - 3/4" ⌀ Iron pipe found
- ⊠ - 3/4" Sq. iron bar found
- ⊕ - 5/8"x30" Iron pin set
- - 5/8" Iron pin found
- △ - Railroad spike found
- ▲ - Railroad spike set
- - Survey nail found
- - Survey nail set
- - Stone found

5/8" Iron Pin Found
S 60° 21' 16" E
0.89' from Corner

5/8" Iron Pin Found
S 55° 15' 55" E 0.84'
from Tract Corner

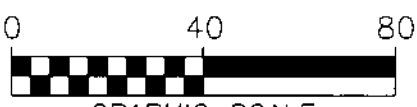
Reserve A
Hayes Addition
Plat Book 5, Page 434

Blueprint Community Development LLC
Parcel No. 010-276677,
010-039612, and 010-039613
2.139 Acres
Inst. No. 201710100141228

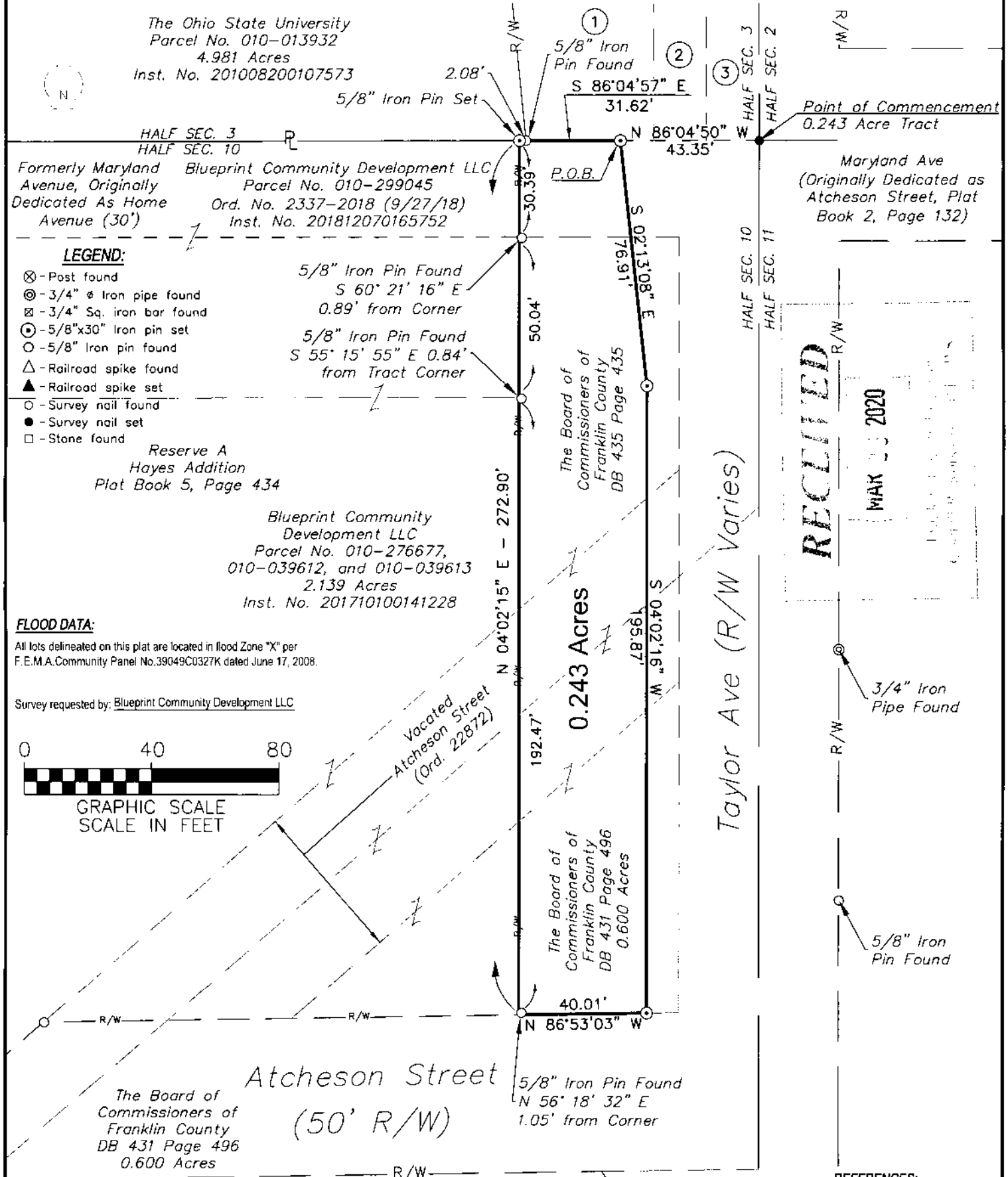
FLOOD DATA:

All lots delineated on this plat are located in flood Zone "X" per F.E.M.A. Community Panel No.39049C0327K dated June 17, 2008.

Survey requested by: Blueprint Community Development LLC



GRAPHIC SCALE
SCALE IN FEET



RECEIVED

MAY 20 2020

Atcheson Street
(50' R/W)

Basis of Bearings: The bearing N 04° 02' 15" E on the westerly existing right of way line of Taylor Avenue is referenced to the Ohio State Plane Coordinate System, South Zone, NAD 83, with 2007 NSRS adjustment.

CERTIFICATION:

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Daniel L. Quick
REGISTERED SURVEYOR NO. 7803 03/19/2020 DATE



REFERENCES:

- ① State of Ohio
0.355 Acres
Ordinance 9254, Page J12
Ordinance 9370, Page E06
104B-WL
(FRA-670-3.93-1)
- ② Norfolk and Western Railroad Company
Deed Book 217, Page 344
Originally conveyed to the Scioto Valley Railroad Company in Deed Book 142, Page 211. Subject to a 1 rod public right of way easement as declared in Deed Book 50, Page 493.
- ③ Theodore Leonard
Subject to a 1 rod public right of way easement as declared in Deed Book 44, Page 369.