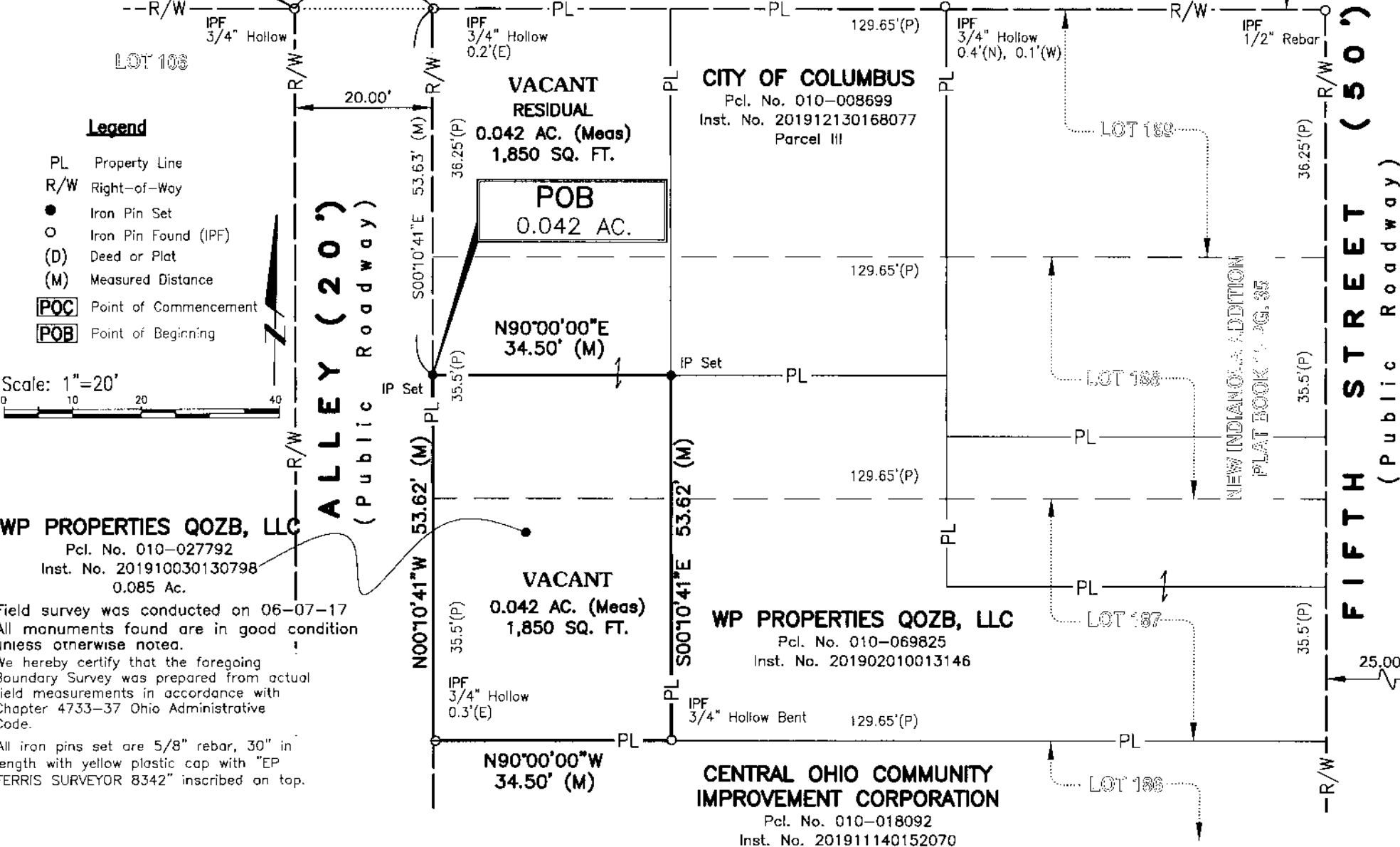


POC
0.042 AC.

E. EIGHTH AVENUE (50')
(Public Roadway)

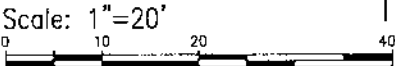
BASIS OF BEARINGS
The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department 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-Seven (187) 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.



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



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

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.

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

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

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
Pcl. No. 010-018092
Inst. No. 201911140152070

RECEIVED



BY: *Matthew Lee Sloat* 8/5/20 Date
Matthew L. Sloat, P.E., P.S.
Registered Surveyor No. 8342

E. P. FERRIS AND ASSOCIATES INC.
CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LOT SPLIT
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:	CK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	08-05-2020