

F-8-C

# BOUNDARY EXHIBIT

## 1.103 ACRES

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS  
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 18  
UNITED STATES MILITARY LANDS

### Legend

- PL Property Line
- R/W Right-of-Way
- Iron Pin Found (IPF)
- Mag Nail Found
- Iron Pin Set
- (D)(P) Deed or Plat
- (M) Measured Value

**POC**  
1.103 AC TRACT

**POB**  
1.103 AC TRACT

**PRELIMINARY APPROVAL**  
Cornell R. Robertson, P.E., P.S.  
BY: *Jwiggins*  
02/11/2022  
**PENDING ORIGINALS**  
\*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

**NEW YORK CENTRAL LINES LLC**  
P.O. No. 010-264978  
6,7485 AC.  
PREDECESSOR OF NYC NEWCO, INC.  
INST. NO. 200212180325201  
INST. NO. 200507210144733 & INST. NO. 200711080194030  
(AFFIDAVITS OF MERGER) NOW KNOWN AS CSX TRANSPORTATION, INC.  
INST. NO. 200507210144738 (AFFIDAVIT OF MERGER)

**CSX TRANSPORTATION, INC.**  
D.B. 1994, PG. 186  
165.42 S.F. (D)

**ZONING:**  
BASE ZONING: AR2, H-60  
CASE #: Z21-018  
CITY OF COLUMBUS  
DATE: 1-12-2022  
ORD. #: 3165-2021  
CV #: CV21-026

**FLOOD ZONE:**  
BY GRAPHIC PLOTTING ONLY  
NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP  
ZONE DESIGNATION: X  
BASE FLOOD ELEVATION = N/A  
PANEL 0326K (326 OF 465)  
MAP# 39049C0326K  
MAP REVISED JUNE 17, 2008  
COMMUNITY# 390170

Scale: 1" = 40'  
0 20 40 80



We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

BY: *Matthew Lee Sloat* 2/11/22  
Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

DRWN BY CK CHK BY MLS DATE 02/10/22

**GRANT AVENUE (VARIES)**  
(Public Roadway)  
PLAT BOOK 12, PG. 35

**03°13'00"E (BASIS OF BEARINGS)**

**ELEVENTH AVENUE**  
S03°13'00"W 29.98' (Formerly Known As Woodward Avenue - P.B. 12, PG. 35)  
S86°47'00"E 25.00 (Public Roadway) (60')

S86°49'25"E 139.17'  
3/4" I. Pipe  
0.29' (E), 0.23' (N)

N03°13'00"E 302.12'

**WEINLAND PARK DEVELOPMENT, LLC**  
Pcl. No. 010-036308  
Inst. No. 201712290183063

PARCEL II  
PARCEL I  
S86°49'04"E 1.01'

1.103 AC.  
(48,055 S.F.)

IPF 5/8" Bent Rebar  
Capped "EMH&T"  
1.02' (S)

IPF 5/8" Rebar Capped  
"EP FERRIS  
SURVEYOR 8230"

IPF 5/8" Rebar Capped  
"EP FERRIS  
SURVEYOR 8230"

83.33'  
N86°57'36"W 93.33'

N00°35'36"W 17.73'  
CITY OF COLUMBUS, OHIO  
Inst. No. 201006180075900  
1.210 AC. (D)

S88°30'24"W 78.58'

IPF 5/8" Rebar Capped  
"EMH&T"

**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 centerline of right-of-way of Grant Avenue having a bearing of North 03°13'00" East is designated basis of bearings for this description.  
Field survey was conducted on 08-14-17 through 07-21-21.  
All monuments found are in good condition unless otherwise noted.  
All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top. Mag nails set are 1.5" long with 1/2" diameter brass washers stamped "EP FERRIS SURVEYOR 8342"

**SL GRANT PARK OWNER, LLC**  
Pcl. No. 010-297275  
Inst. No. 202201060004692  
6.693 AC. (D)

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

**CONTACT:**  
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