

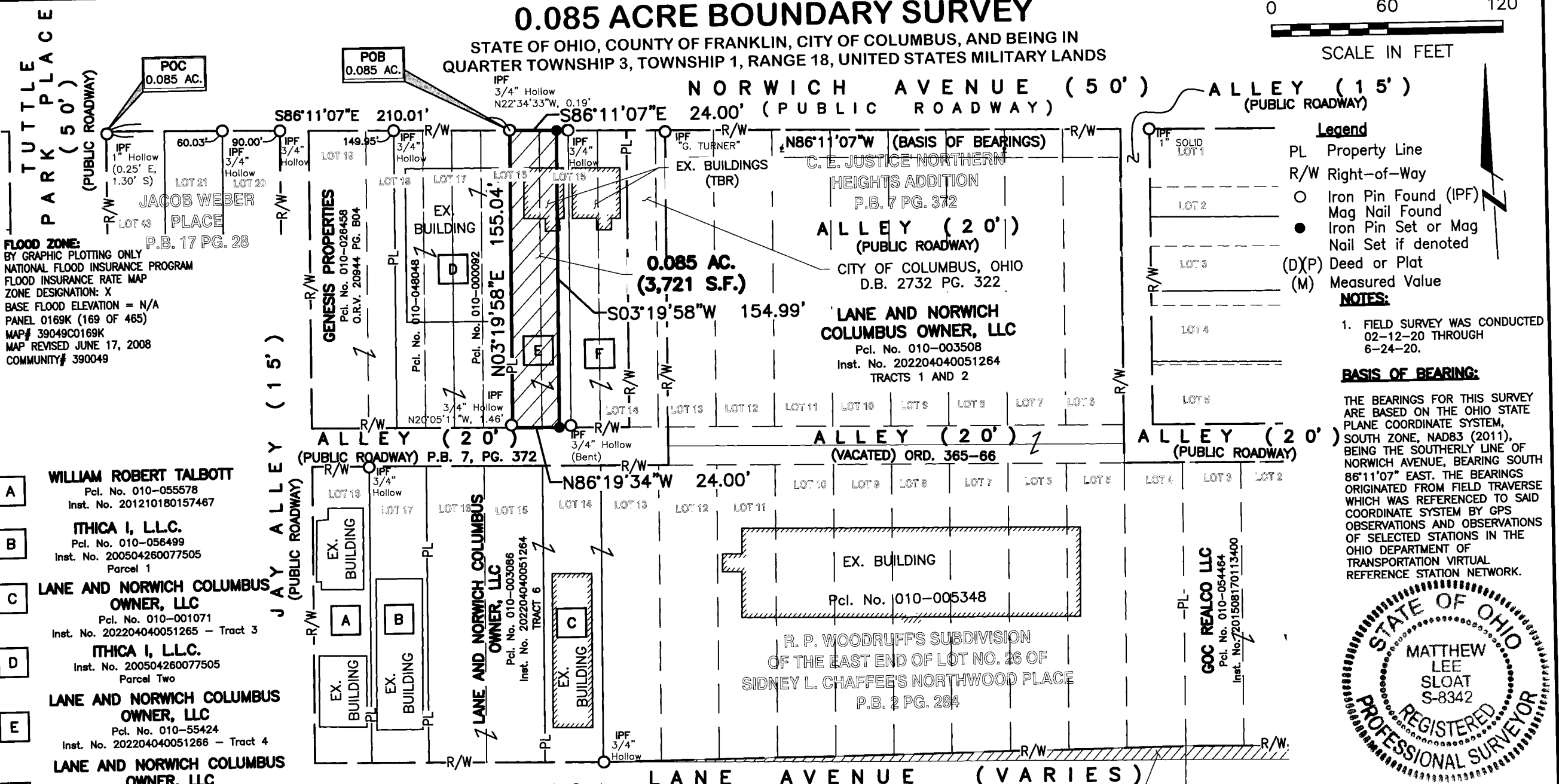
# 0.085 ACRE BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN  
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18, UNITED STATES MILITARY LANDS

0 60 120



SCALE IN FEET



### Legend

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

### NOTES:

1. FIELD SURVEY WAS CONDUCTED 02-12-20 THROUGH 6-24-20.

### BASIS OF BEARING:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), BEING THE SOUTHERLY LINE OF NORWICH AVENUE, BEARING SOUTH 86°11'07" EAST. THE BEARINGS ORIGINATED FROM 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.



**FLOOD ZONE:**  
BY GRAPHIC PLOTTING ONLY  
NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP  
ZONE DESIGNATION: X  
BASE FLOOD ELEVATION = N/A  
PANEL 0169K (169 OF 465)  
MAP# 39049C0169K  
MAP REVISED JUNE 17, 2008  
COMMUNITY# 390049

- A** WILLIAM ROBERT TALBOTT  
Pcl. No. 010-055578  
Inst. No. 201210180157467
- B** ITHICA I, L.L.C.  
Pcl. No. 010-056499  
Inst. No. 200504260077505  
Parcel 1
- C** LANE AND NORWICH COLUMBUS OWNER, LLC  
Pcl. No. 010-001071  
Inst. No. 202204040051265 - Tract 3
- D** ITHICA I, L.L.C.  
Inst. No. 200504260077505  
Parcel Two
- E** LANE AND NORWICH COLUMBUS OWNER, LLC  
Pcl. No. 010-55424  
Inst. No. 202204040051266 - Tract 4
- F** LANE AND NORWICH COLUMBUS OWNER, LLC  
Pcl. No. 010-007070  
Inst. No. 202204040051266 - Tract 5

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.  
Mag nails set are magnetic nails set with 1.5" brass washers stamped "EP FERRIS SURVEYOR 8342".

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

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

BY: *Matthew Lee Sloat* 4/6/22  
Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

CITY OF COLUMBUS, OHIO  
15-WD (0.024 AC.)  
Inst. No. 200308080251401  
FRANKLIN COUNTY COURT OF COMMON PLEAS  
CASE NO. 03CVH-05-04987

|              |            |
|--------------|------------|
| JOB NO.      | 1221.001   |
| DRAWN BY:    | CK         |
| CHECKED BY:  | MLS        |
| APPROVED BY: | MLS        |
| DATE:        | 2022-04-05 |