

BOUNDARY SURVEY

10.060 ACRE

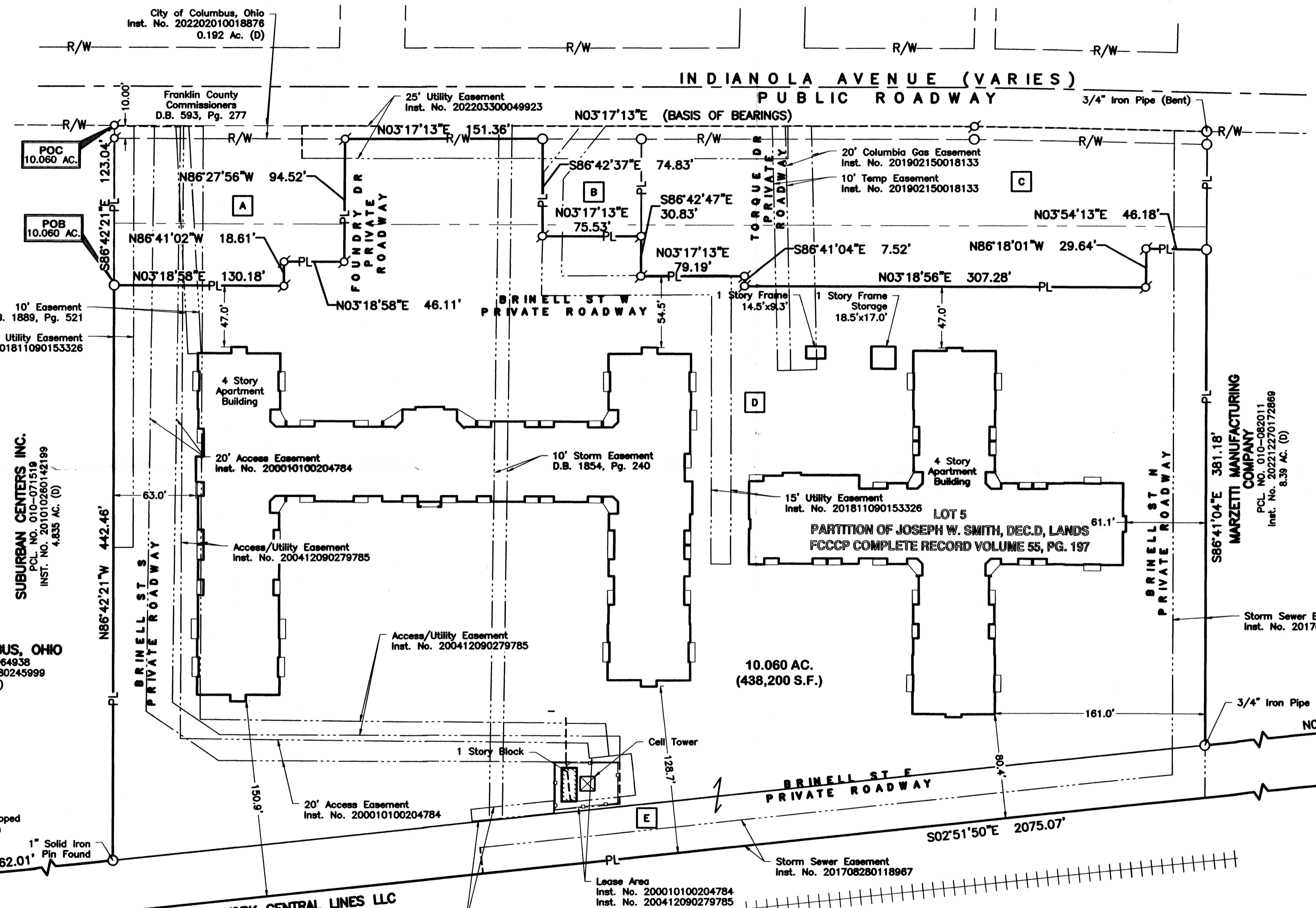
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
QUARTER TOWNSHIP 1, TOWNSHIP 1 NORTH, RANGE 18 WEST,
UNITED STATES MILITARY LANDS

RECEIVED

AUG 17 2023

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

- A** THE AVENUE APARTMENTS, LLC
PCL. NO. 010-317152
INST. NO. 202303200026323
0.438 AC. (D)
- B** THE AVENUE APARTMENTS, LLC
PCL. NO. 010-317151
INST. NO. 202303200026323
0.130 AC. (D)
- C** THE AVENUE APARTMENTS, LLC
PCL. NO. 010-317150
INST. NO. 202303200026323
1.074 AC. (D)
- D** THE AVENUE APARTMENTS, LLC
PCL. NO. 010-071130
INST. NO. 201706300089444
10 AC. (D)
- E** THE AVENUE APARTMENTS, LLC
PCL. NO. 010-071130
INST. NO. 201707180098140
1.908 AC. (D)
- F** CITY OF COLUMBUS, OHIO
PCL. NO. 010-080253
INST. NO. 199808270217938
4.985 AC. (D)



- ### LEGEND
- PL Property Line
 - R/W Right-of-Way
 - 5/8" Rebar Found Capped "EP FERRIS SURVEYOR 8342" unless noted otherwise.
 - Iron Pin Set or Mag nail Set (By others) unless noted otherwise.
 - ⊙ MAG Nail Found
 - POB Point of Beginning
 - POC Point of Commencement
 - Ex. Easement
 - PL — Ex. Property Line
 - R/W — Ex. Right of Way Line

PLAN PREPARED BY:
E. P. FERRIS
AND
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR.
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

NEW YORK CENTRAL LINES LLC
PCL. NO. 010-285978
INST. NO. 200212180325201
6.7485 AC. (D)
PREDECESSOR OF NYC NEWCO, INC.
INST. NO. 20057210144733 & INST. NO.
200711080194030 (AFFIDAVIT OF MERGER)
NOW KNOWN AS CSX TRANSPORTATION, INC.
INST. NO. 200507210144738 (AFFIDAVIT OF MERGER)

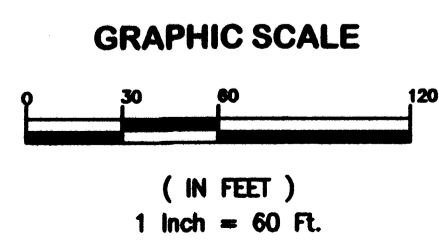
CITY OF COLUMBUS, OHIO
PCL. NO. 010-064938
INST. NO. 199809280245999
4.69 AC. (D)

SUBURBAN CENTERS INC.
PCL. NO. 010-071519
INST. NO. 201010280142199
4.835 AC. (D)

FRANKLIN COUNTY COMMISSIONERS
D.B. 593, Pg. 277

MARZETTI MANUFACTURING COMPANY
PCL. NO. 010-082011
INST. NO. 202212270172869
8.39 AC. (D)

MARZETTI MANUFACTURING COMPANY
INST. NO. 202212270172869
1.796 AC. (D)



Field survey was conducted on 03/14/17 and 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 and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.

BASIS OF BEARINGS:
The bearings on this plan are based on the Ohio State Plane Coordinate System, South Zone, NSRS 2007. The bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation's Real Time Network. The portion of the east right of way line of Indianola Avenue being North 03°17'13" East is designated the basis of bearings.



BY: *Matthew Lee Sloat* 8/13/23
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342