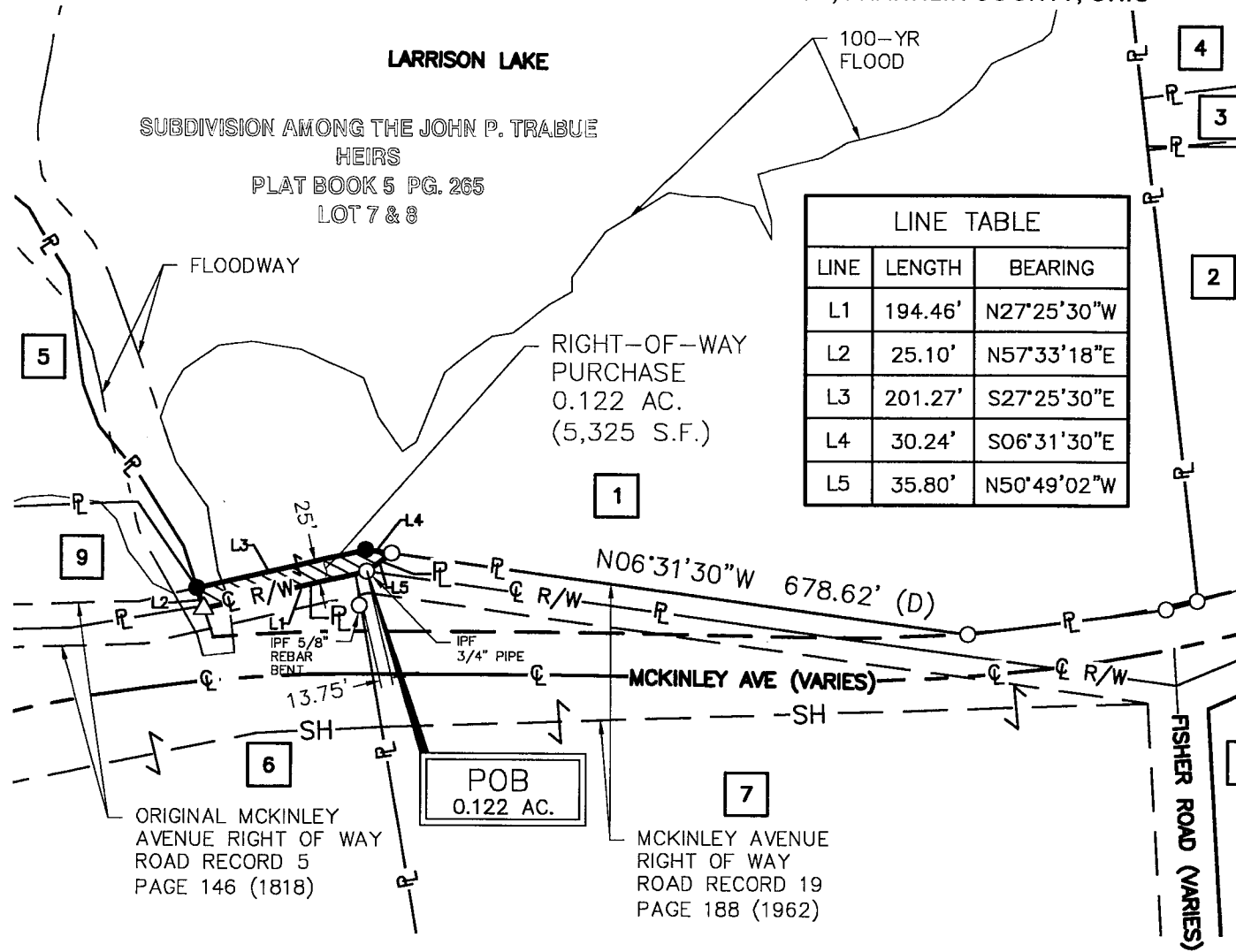


0.122 ACRE HIGHWAY EASEMENT PURCHASE

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 530, AND BEING PART OF THE ORIGINAL MCKINLEY AVENUE RIGHT OF WAY AS DEDICATED IN ROAD RECORD 5, PAGE 146, PART OF THE MCKINLEY AVENUE RIGHT OF WAY AS DEDICATED IN ROAD RECORD 19, PAGE 188, AND BEING PART OF A 29.862 ACRE TRACT AS CONVEYED TO WESTBEND QOZB LLC IN INSTRUMENT NUMBER 202301310009823, ALL ROAD RECORDS ARE ON FILE AT THE FRANKLIN COUNTY ENGINEER'S OFFICE, ALL OTHER RECORDS ARE OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO

- 1** WESTBEND QOZB LLC
PID: 010-146253
INST. NO. 202301310009823
29.862 ACRES
- 2** PAINE-MCKINLEY AVENUE LLC
PID: 010-200913
INST. NO. 201011170154930
9.246 ACRES
- 3** PAINE-MCKINLEY AVENUE LLC
PID: 010-146278
INST. NO. 201011170154930
0.68 ACRES
- 4** PAINE-MCKINLEY AVENUE LLC
PID: 010-146234
INST. NO. 201011170154930
1.2599 ACRES (CALC.)
- 5** HIDDEN LAKE ASSOCIATION INC
PID: 010-153702
ORV. 12725 PG. B16
14.762 ACRES
- 6** CITY OF COLUMBUS
PID: 010-153709
D.B. 3357 PG. 215
38.48 ACRES
26.0 ACRES
- 7** CITY OF COLUMBUS, OHIO
PID: 010-146289
D.B. 941 PG. 78
32.50 ACRES
- 8** PAINE-MCKINLEY AVENUE LLC
PID: 010-200912
INST. NO. 200212300334742
5.214 ACRES
- 9** HIDDEN LAKE CONDOMINIUM
PHASE 5
C.P.B. 26 PG. 73
ORV. 03604 PG. C04
0.690 ACRES (COMMON AREA)



LINE TABLE		
LINE	LENGTH	BEARING
L1	194.46'	N27°25'30\"W
L2	25.10'	N57°33'18\"E
L3	201.27'	S27°25'30\"E
L4	30.24'	S06°31'30\"E
L5	35.80'	N50°49'02\"W

- Property Line
- Right-of-Way
- Centerline of Construction
- Centerline of Right-of-Way
- Proposed Right-of-Way Purchase
- Point of Beginning
- Iron Pin Found (IPF-5/8\" REBAR)
- Iron Pin Set
- MAG Nail Found

NOTES:

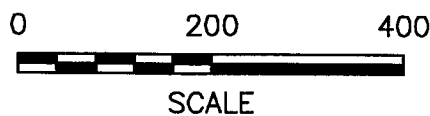
1. FIELD SURVEY WAS CONDUCTED 09-28-2022 THROUGH 09-30-2022.

BASIS OF BEARING:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011), AS DETERMINED BY ODOT RTN OBSERVATIONS WITH THE EASTERLY RIGHT OF WAY LINE OF OLD MCKINLEY AVE BEARING NORTH 06°31'30\" WEST.

FLOOD ZONE:

BY GRAPHIC PLOTTING ONLY NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP ZONE DESIGNATION: X
BASE FLOOD ELEVATION: 732.90
MAP#: 39049C0302K REVISED JUNE 17, 2008



E. P. FERRIS
AND ASSOCIATES
INC

2130 QUARRY TRAILS DR
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 289-2992 (Fax)
WWW.EPFERRIS.COM

Consulting Civil Engineers and Surveyors

BY: *Matthew Lee Sloat* 8/31/23
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

JOB NO.	1005.036
DRAWN BY:	JLC
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	2023-08-31