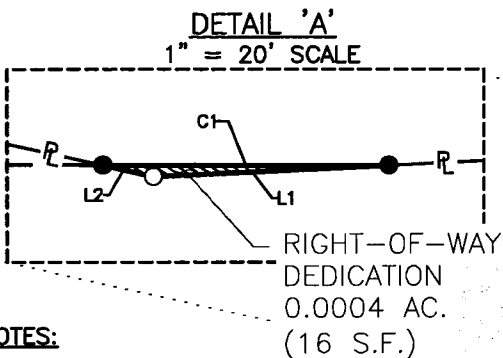


# 0.0004 & 0.005 ACRE RIGHT OF WAY DEDICATION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NUMBER 530, AND BEING PART OF A 29.862 ACRE TRACT OF LAND, DESIGNATED AS PARCEL ONE ALSO BEING LOTS 7 & 8 OF SUBDIVISION AMONG THE JOHN P. TRABUE HEIRS AS RECORDED IN PLAT BOOK 5, PAGE 265, AS CONVEYED TO WESTBEND QOZB, LLC IN INSTRUMENT NUMBER 202301310009823, OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

- Property Line
- Right-of-Way
- Centerline of Construction McKinley Ave.
- Centerline of Right-of-Way Original McKinley Avenue
- Point of Beginning
- Point of Commencement
- Proposed Right-of-Way Dedication
- Iron Pin Found (IPF)
- Iron Pin Set
- MAG Nail Found



SUBDIVISION AMONG THE JOHN P. TRABUE HEIRS  
PLAT BOOK 5 PG. 265  
LOT 7 & 8

WESTBEND QOZB LLC  
PID: 010-146253  
INST. NO. 202301310009823  
29.862 ACRES

PAINE-MCKINLEY AVENUE LLC  
PID: 010-200913  
INST. NO. 201011170154930  
3.75 ACRES

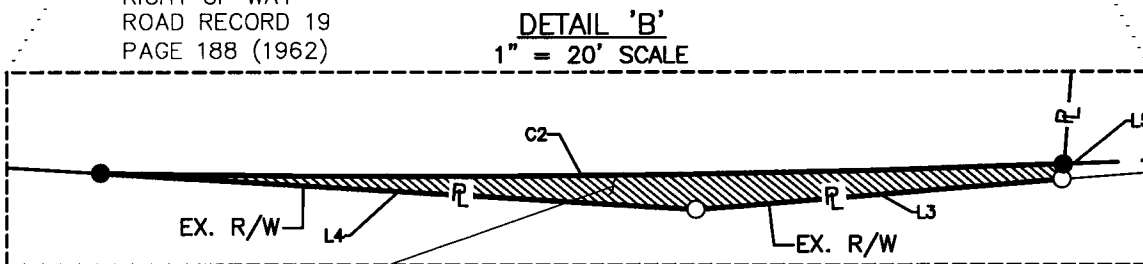
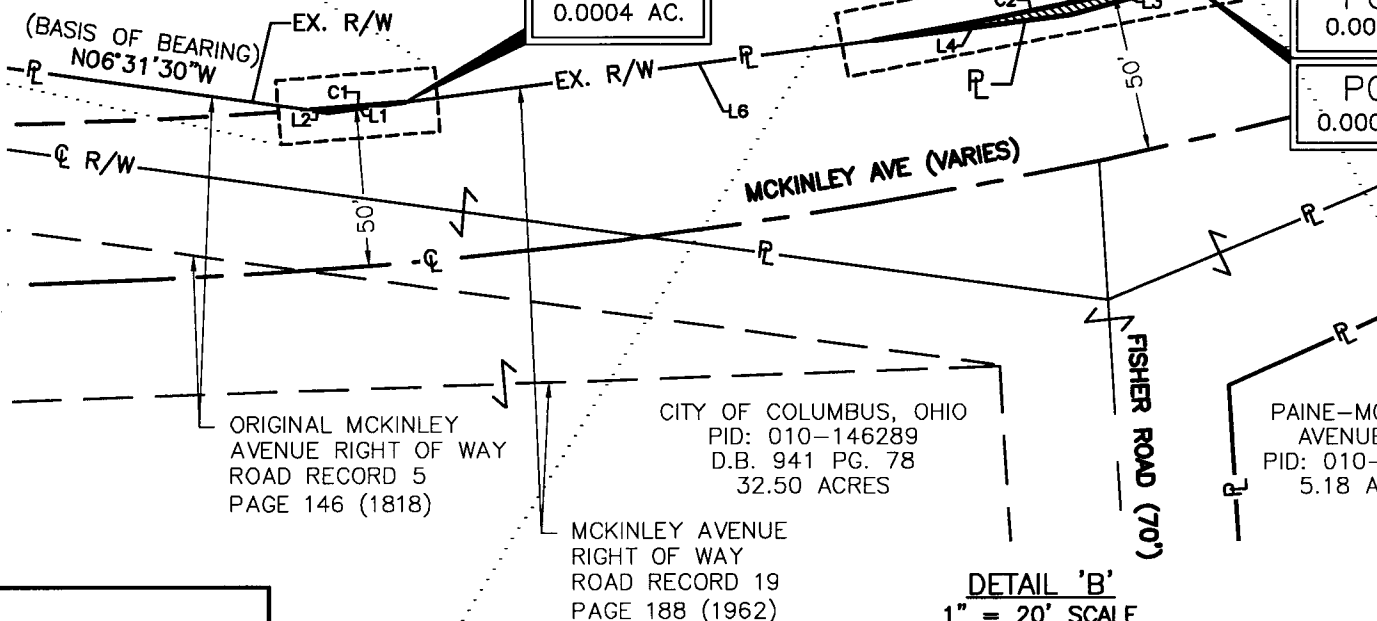
POB  
0.005 AC.  
POC  
0.0004 AC.

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

**BASIS OF BEARING:**

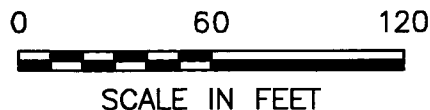
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011), AS DETERMINED BY ODOT RTN OBSERVATIONS WITH THE EASTERLY RIGHT OF WAY LINE OF OLD MCKINLEY AVE BEARING NORTH 06°31'30" WEST.

**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



LINE TABLE		
LINE	LENGTH	BEARING
L1	24.31'	N21°47'54"W
L2	5.41'	N06°31'30"W
L3	37.99'	N29°56'22"W
L4	61.99'	N21°47'54"W
L5	1.60'	S69°06'23"W
L6	208.90'	N21°47'54"W

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	29.57'	1805.00'	000°56'19"	29.57'	S19°02'01"E
C2	99.88'	1735.00'	003°17'55"	99.87'	S25°48'19"E



**E. P. FERRIS**  
AND ASSOCIATES  
INC.

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

RIGHT-OF-WAY DEDICATION  
0.005 AC.  
(198 S.F.)

BY: *Matthew Lee Sloat* 10/4/23  
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:	2023-08-28