

**BASIS OF BEARINGS**

Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the easterly right-of-way line of Cherry Alley bearing North 02°56'42" East.

**0.115 ACRE LOT SPLIT**  
 State of Ohio, County of Franklin, City of New Albany  
 Quarter Township 4, Township 2, Range 16, United States Military Lands

**RECEIVED**

JAN 08 2024

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

**LEGEND**

- Property Line
  - Right-of-Way
  - Centerline of Right-of-Way
  - Point of Commencement
  - Point of Beginning
  - Iron Pin Set
  - 5/8" Iron Pin Found (Unless Otherwise Noted)
- 0 50 100  
 SCALE IN FEET

**CERTIFICATION**

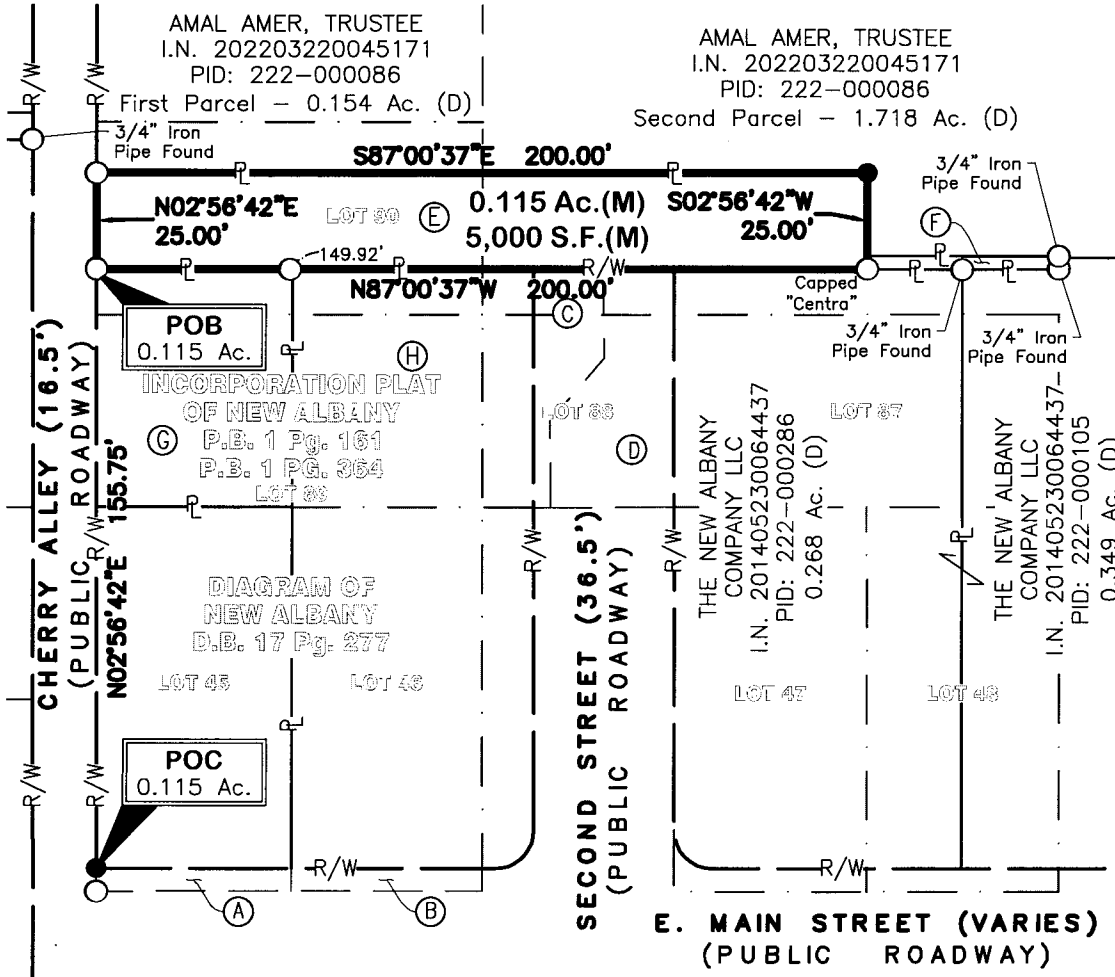
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top unless noted otherwise.

Field survey was conducted on December of 2023. All monuments found are in good condition unless otherwise noted.

BY: 1/8/24  
 Garrett G. Brown, P.S., E.I.  
 Registered Surveyor No. 8797

DRWN BY TKC CHK BY GGB DATE 2023-12-14

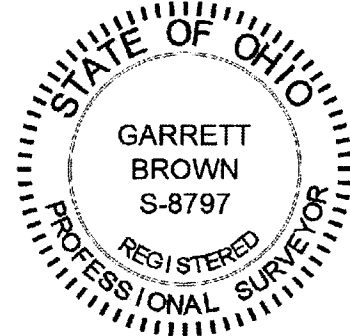


**R/W DROPS**

- (A) City of New Albany, Ohio  
 I.N. 201207250106829  
 0.007 Ac. (D)
- (B) The Village of New Albany  
 I.N. 200711210201162  
 0.007 Ac. (D)
- (C) The Village of New Albany  
 I.N. 200711210201162  
 0.016 Ac. (D)
- (D) City of New Albany, Ohio  
 I.N. 201204040046301  
 0.036 Ac. (D)

**OWNERSHIP**

- (E) INNOVATIVE MORTGAGE REAL ESTATE, LLC  
 I.N. 200602060022905  
 PID: 222-000058  
 Parcel No. 2
- (F) Francis Johnston  
 D.B. 117 PG. 117
- (G) T&M KEESEE FAMILY LIMITED PARTNERSHIP III, LTD.  
 I.N. 199406300168063
- (H) BLUE HORSESHOE PARTNERS, LLC  
 I.N. 201807170094883  
 PARCEL 1  
 Original 0.221 Ac. (D)



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

Consulting Civil Engineers and Surveyors

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