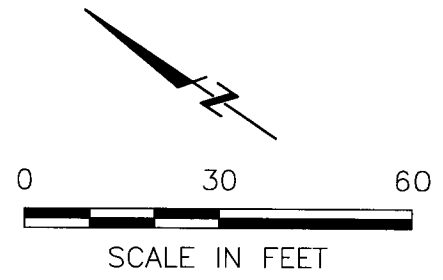


**0.273 ACRE EASEMENT**  
 State of Ohio, County of Franklin, City of Upper Arlington  
 Quarter Township 4, Township 1 North, Range 19 West  
 United States Military Lands



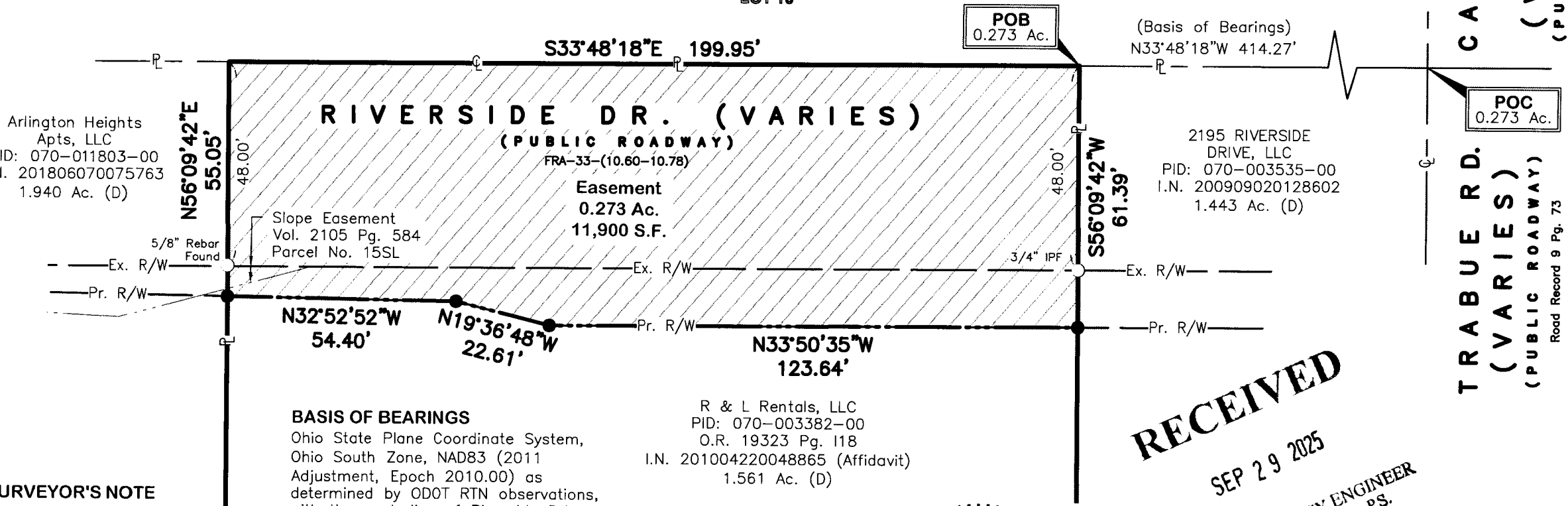
- LEGEND**
- Iron Pin/Pipe Found
  - Iron Pin Set
  - Property Line
  - Ex. R/W Existing Right-of-Way
  - Pr. R/W Proposed Right-of-Way
  - Centerline of Right-of-Way
  - POC Point of Commencement
  - POB Point of Beginning
  - ▨ Proposed Easement

SCIOTO COUNTRY CLUB, INC.  
 PID 070-011801-00  
 D.B. 1369 Pg. 519  
 165 Ac. (D)

**JAMES T. MILLER'S  
 MARBLE CLIFF FARM**  
 P.B. 5 Pg. 34  
 LOT 10

**CAMBRIDGE  
 BLVD.  
 (VARIES)  
 (PUBLIC ROADWAY)**  
 P.B. 12 Pg. 27

**TRABUE RD.  
 (VARIES)  
 (PUBLIC ROADWAY)**  
 Road Record 9 Pg. 73



Arlington Heights  
 Apts, LLC  
 PID: 070-011803-00  
 I.N. 201806070075763  
 1.940 Ac. (D)

(Basis of Bearings)  
 N33°48'18"W 414.27'

2195 RIVERSIDE  
 DRIVE, LLC  
 PID: 070-003535-00  
 I.N. 200909020128602  
 1.443 Ac. (D)

Slope Easement  
 Vol. 2105 Pg. 584  
 Parcel No. 15SL

**Easement**  
 0.273 Ac.  
 11,900 S.F.

N32°52'52"W 54.40'  
 N19°36'48"W 22.61'  
 N33°50'35"W 123.64'

**BASIS OF BEARINGS**  
 Ohio State Plane Coordinate System,  
 Ohio South Zone, NAD83 (2011  
 Adjustment, Epoch 2010.00) as  
 determined by ODOT RTN observations,  
 with the centerline of Riverside Drive  
 bearing North 33°48'18" West.

R & L Rentals, LLC  
 PID: 070-003382-00  
 O.R. 19323 Pg. I18  
 I.N. 201004220048865 (Affidavit)  
 1.561 Ac. (D)

**ACREAGE BREAKDOWN**

Parcel Number	Acreage	P.R.O.
070-003382-00	0.273 Ac.	0.220 Ac.

**SURVEYOR'S NOTE**  
 Right-of-way of Riverside Drive  
 was established from  
 FRA-33-(10.60-10.78).

Field work was completed in  
 September, 2023 and January,  
 2024.

**RECEIVED**  
 SEP 29 2025

FRANKLIN COUNTY ENGINEER  
 ADAM W. FOWLER, P.E., P.S.

BY: *Garrett Brown* 3/17/2025  
 Garrett G. Brown, P.S., E.I.  
 Registered Surveyor No. 8797



DRWN BY BAP CHK BY GGB DATE 3/13/2025

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

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 2ND FLOOR  
 COLUMBUS, OHIO 43228  
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 www.EPFERRIS.com