

# LOT SPLIT EXHIBIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS  
 VIRGINIA MILITARY SURVEY NO. 3315

## BASIS OF BEARINGS

Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the centerline of West Broad Street bearing South 86°30'44" West.

## 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 otherwise noted. Mag Nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8797" inscribed on top.

Field survey was conducted in September, 2023. All monuments found are in good condition unless otherwise noted.

## FLOOD ZONE

By Graphic Plotting Only  
 National Flood Insurance Program  
 Flood Insurance Rate Map  
 Zone Designation: X  
 Map#'s 39049C0303K, 39049C0304K  
 Map Revised June 17, 2008

## ZONING

Current Zoning  
 Commercial C3, H-35  
 Commercial C4, H-35  
 Manufacturing M, H-35

## LEGEND

- Property Line
- Proposed Property Line
- Right-of-Way
- Centerline of Right-of-Way
- Iron Pin Set
- 5/8" Iron Pin Found
- MAG Nail Set

## NOTE

Access to the subject real property will be provided via a cross-access easement to the existing public right-of-ways of North Wilson Road and West Broad Street. No new access will be granted to the public right-of-ways.

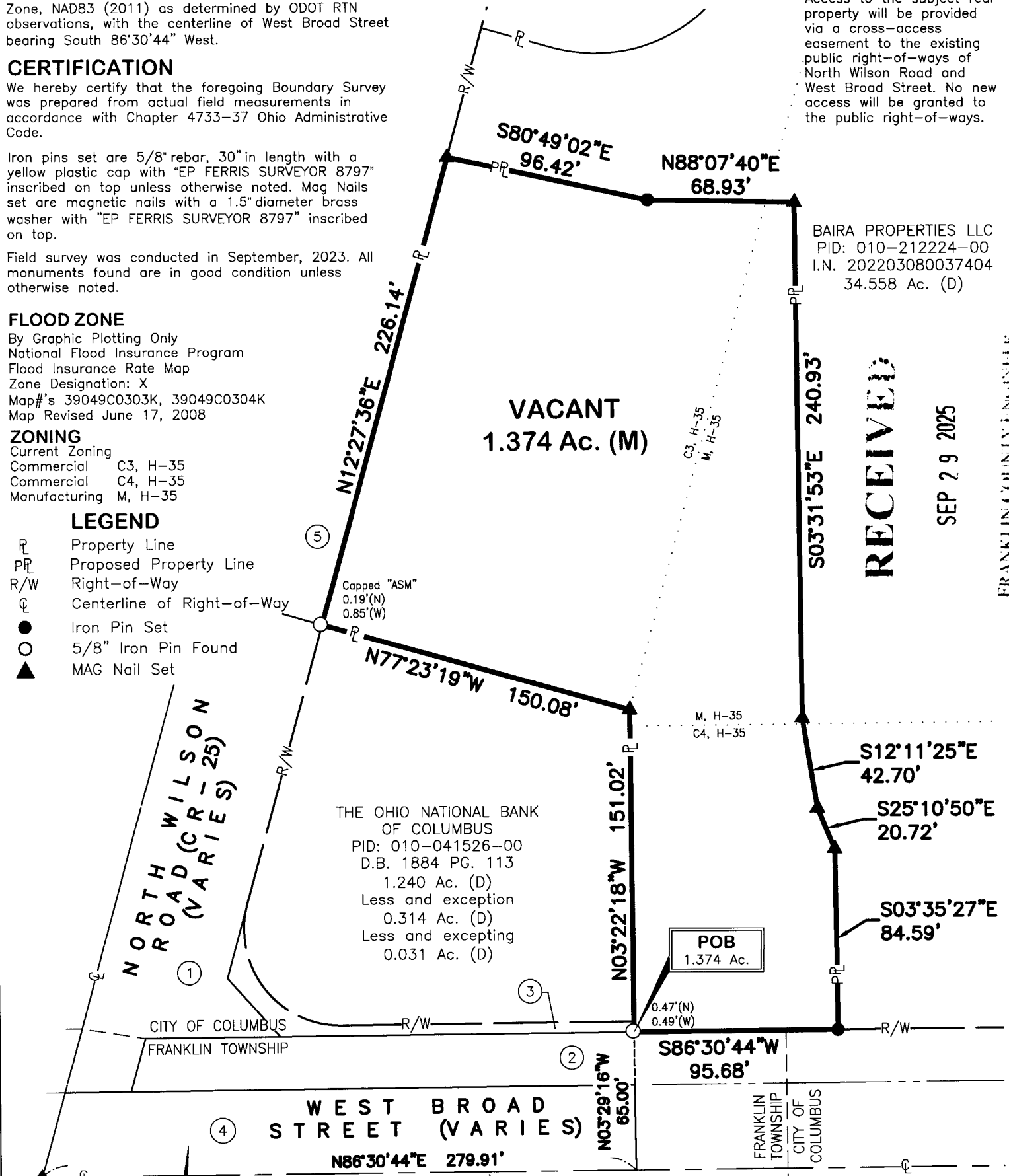
BAIRA PROPERTIES LLC  
 PID: 010-212224-00  
 I.N. 202203080037404  
 34.558 Ac. (D)

VACANT  
 1.374 Ac. (M)

RECEIVED

SEP 29 2025

FRANKLIN COUNTY ENGINEER  
 ADAM W. FOWLER P.E.



THE OHIO NATIONAL BANK  
 OF COLUMBUS  
 PID: 010-041526-00  
 D.B. 1884 PG. 113  
 1.240 Ac. (D)  
 Less and exception  
 0.314 Ac. (D)  
 Less and excepting  
 0.031 Ac. (D)

POB  
 1.374 Ac.

POC  
 1.374 Ac.

WEST BROAD  
 STREET (VARIES)

N86°30'44"E 279.91'  
 (BASIS OF BEARINGS)

## OWNERS

- ① City of Columbus  
 O.R. 6197 PG. E04 9-WD  
 0.314 Ac. (D)
- ② City of Columbus, Ohio  
 D.B. 1136 PG. 200  
 0.264 Ac.
- ③ I.N. 202203210044486  
 252-WD2  
 0.031 Ac. (D)
- ④ I.N. 202203210044486  
 252-WD1  
 0.252 Ac. (D)
- ⑤ City of Columbus  
 O.R. 7672 PG. B03 10-WD  
 0.964 Ac. (D)



BY: *Garrett Brown* 12/18/2024  
 Garrett G. Brown, P.S., E.I.  
 Registered Surveyor No. 8797

DRWN BY GGB CHK BY GGB DATE 10/24/23

2130 QUARRY TRAILS DR, 2ND FLOOR  
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 (614) 299-2992 (Fax)  
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**E. P. FERRIS**  
 AND  
 ASSOCIATES  
 INC

Consulting Civil Engineers and Surveyors