

ZONING

Current Zoning - Z24-028 (SUB A),
CV24-084, AR1, H-35

FLOOD ZONE

By Graphic Plotting Only
National Flood Insurance Program
Flood Insurance Rate Map
Zone Designation: Zone X, Flood
Zone X, Zone AE, Flood Zone AE
Map# 39049C0301K
Map Revised June 17, 2008

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
Trabue Road between FCGS 6654 RESET
and FCGS 4434 bearing North 66°21'07"
East.

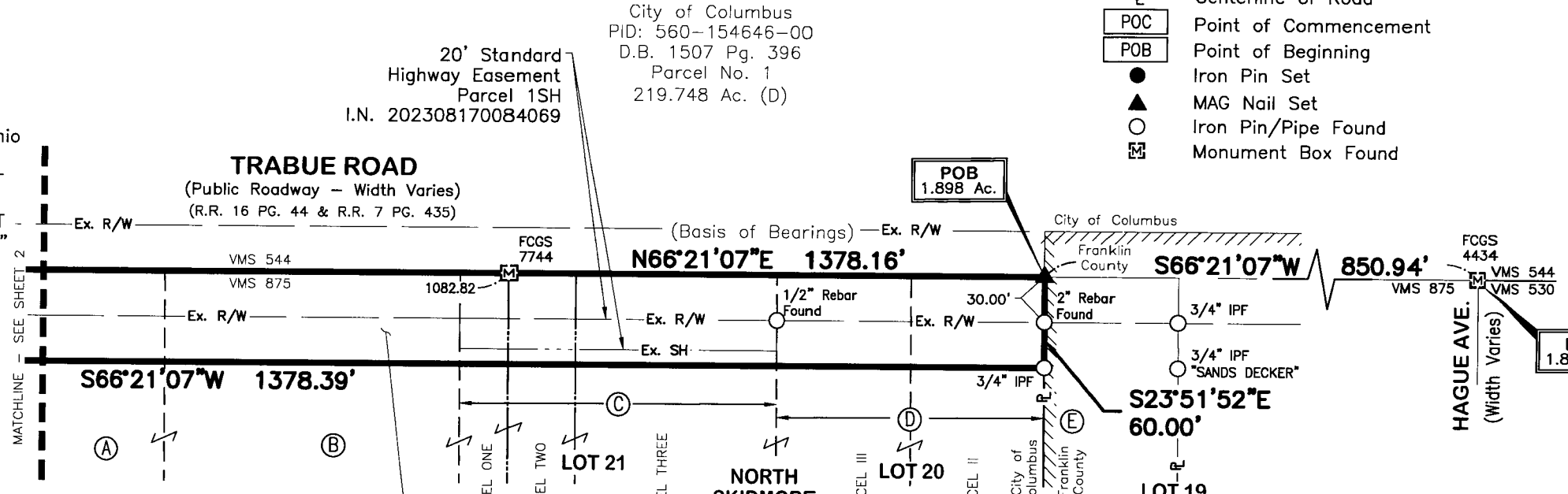
1.898 Acre Right-of-Way
State of Ohio, County of Franklin, City of Columbus
Virginia Military Survey No. 875

LEGEND

- Property Line
- Pr. R/W Proposed Right-of-Way
- Ex. R/W Existing Right-of-Way
- Ex. SH Existing Standard Highway Easement
- Centerline of Road
- POC Point of Commencement
- POB Point of Beginning
- Iron Pin Set
- MAG Nail Set
- Iron Pin/Pipe Found
- Monument Box Found

City of Columbus
PID: 560-154646-00
D.B. 1507 Pg. 396
Parcel No. 1
219.748 Ac. (D)

20' Standard
Highway Easement
Parcel 1SH
I.N. 202308170084069



OWNERS

- (A)** UPLAND MUNICIPAL, LLC
PID: 140-004316-00
I.N. 202508080085028
8.115 AC. (D)
- (B)** UPLAND MUNICIPAL, LLC
PID: 140-004316-00
I.N. 202508080085027
5.595 AC. (D)
- (C)** UPLAND MUNICIPAL, LLC
PID: 140-004316-00
I.N. 202505160051220
1.188 AC. (D)
- (D)** UPLAND MUNICIPAL, LLC
PID: 140-004316-00
I.N. 202503310031610
(PARCEL I - IV)
- (E)** 3681 Trabue, LLC
PID: 140-002398-00
I.N. 201710160143932
0.5 Ac. (P)

PR. RIGHT OF WAY
1.898 AC. (82,697 S.F.)
1.044 AC. PRO (45,493 S.F.)

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 on 04-09-2025. All monuments found are in good condition unless otherwise noted.

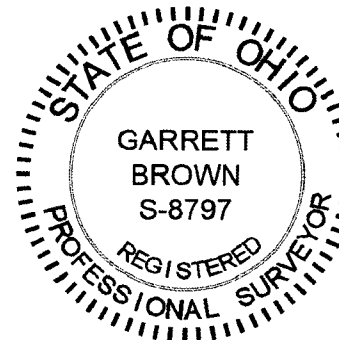
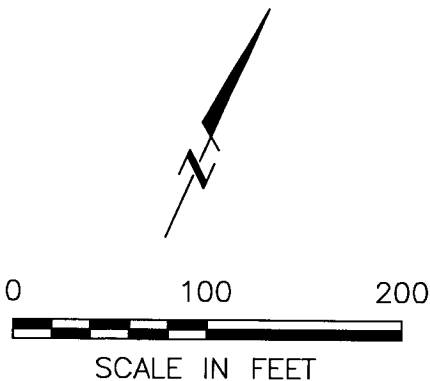
BY: *Garrett G. Brown* 12/16/2025
Garrett G. Brown, P.S., E.I.
Registered Surveyor No. 8797

DRWN BY JLC CHK BY GGB DATE 2025-12-04

E. P. FERRIS
AND
ASSOCIATES

Consulting Civil Engineers and Surveyors

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



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TRABUE ROAD

(Public Roadway - Width Varies)
(R.R. 16 PG. 44 & R.R. 7 PG. 435)

Franklin County
Commissioners
O.R. 982 Pg. J03
PARCEL NO. 2-WD
0.0395 Ac. (D)

Franklin County
Commissioners
O.R. 1078 Pg. I19
PARCEL NO. 1WD
0.1665 AC. (D)

PR. RIGHT OF WAY
1.898 AC. (82,697 S.F.)
1.044 AC. PRO (45,493 S.F.)

UPLAND MUNICIPAL, LLC
PID: 140-004316-00
I.N. 202508080085028
8.115 AC. (D)

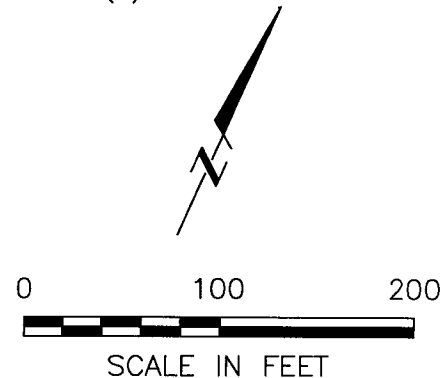
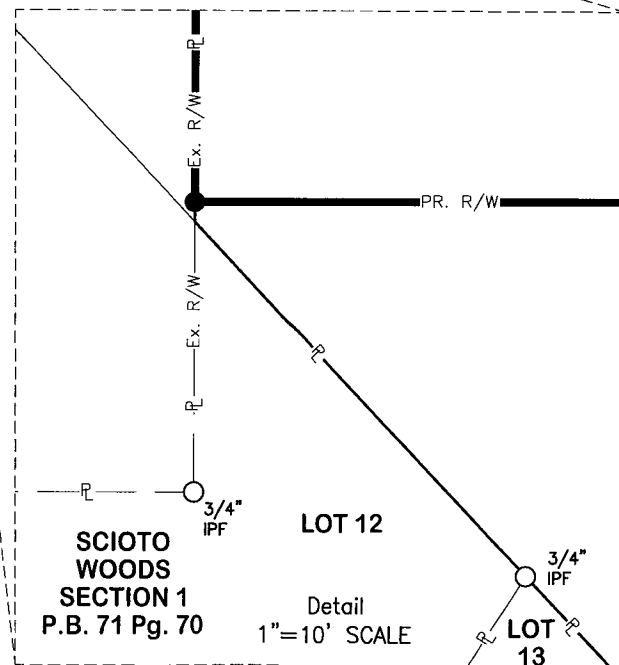
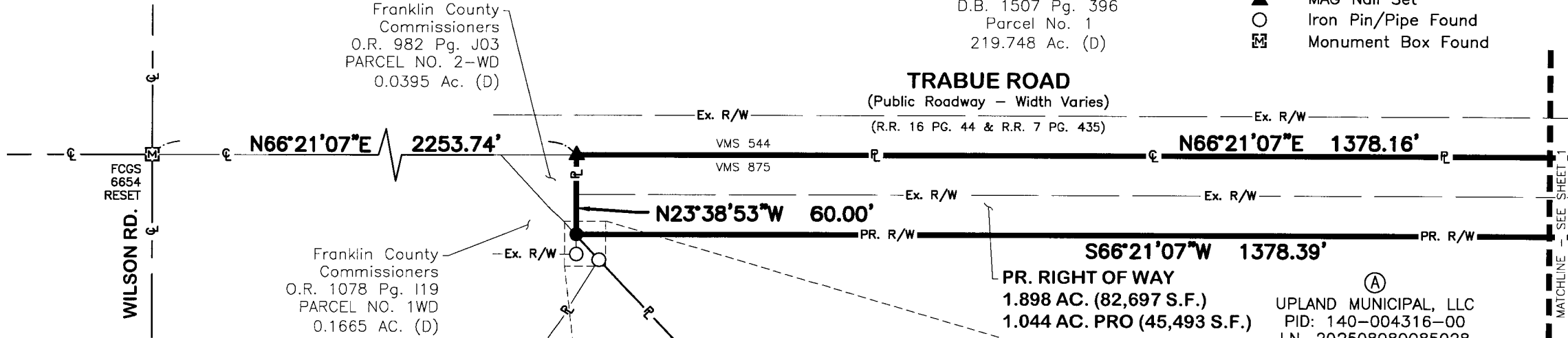


EXHIBIT-A (R 313)

E. P. FERRIS
AND ASSOCIATES

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