

SECOND STREET, THIRD STREET AND FOUNDERS AVENUE DEDICATION AND 11' UNNAMED ALLEY VACATION P.B. 132 PG. 694

LOT 1
PID: 222-005550-00

HAWTHORNE ALLEY (18')

(PUBLIC ROADWAY)
P.B. 132 PG. 694

0.057 ACRE EASEMENT
State of Ohio, County of Franklin, City of New Albany
Lot 39, Quarter Twp. 4, Twp. 2, Range 16
United States Military Lands



NEW ALBANY EXCHANGE
C.P.B. 189 PG. 27
Declaration
I.N. 200706250110662

8.50'
9.50'

R/W - P

S87°00'37"E 419.67'

S03°10'57"W 0.45'

S87°00'37"E 20.00'

THIRD ST. (49')
(PUBLIC ROADWAY)

N03°10'57"E 28.00'

POB
0.057 Ac.

Village of New Albany
I.N. 200603030041182
0.060 Ac. (D)

N03°10'57"E 143.16'

Basis of Bearings

$\Delta=035^{\circ}12'35''$
R=119.00'
L=73.13'
Ch Brg=N69°26'13"W
Ch Dist=71.98'

NEW ALBANY EXCHANGE
C.P.B. 189 PG. 27
Declaration
I.N. 200706250110662

The New Albany Company LLC
PID: 222-003923-00
I.N. 201311270197041
0.185 Ac. (D)
TRACT 3

Village of New Albany
PID: 222-000056-00
I.N. 200603030041184
0.022 Ac. (D)

POC
0.057 Ac.

MAIN ST. - U.S. 62
(VARIES)
(PUBLIC ROADWAY)
D.B. 17 Pg. 278

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

62

D.B. 17 Pg. 278

62

LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Centerline of Right-of-Way
- Point of Commencement
- Point of Beginning
- Iron Pin Set
- MAG Nail Set
- Proposed Easement

E. P. FERRIS
AND
ASSOCIATES
INC

Consulting Civil Engineers and Surveyors

BASIS OF BEARINGS

Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the centerline of Third Street bearing North 03°10'57" East.

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 8342" inscribed on top unless otherwise noted. Mag Nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted from 03/2021 to 09/2022. All monuments found are in good condition unless otherwise noted.

BY: Matthew Lee Sloat 9/5/25
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY BAP CHK BY MLS DATE 2025-08-29

EXHIBIT "B"

