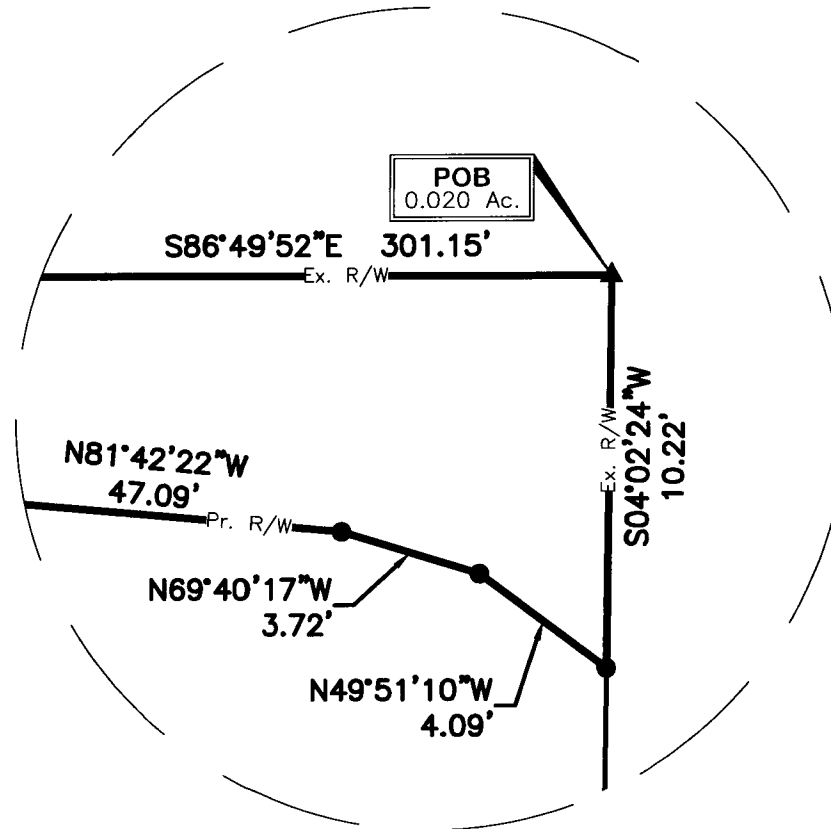


0.020 Ac. Right-of-Way
State of Ohio, County of Franklin, City of Columbus
Quarter Township 3, Township 1, Range 18
United States Military Lands

Detail "A"
Scale: 1" = 5'



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0.020 Ac. Right-of-Way
 State of Ohio, County of Franklin, City of Columbus
 Quarter Township 3, Township 1, Range 18
 United States Military Lands

LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Centerline of Right-of-Way
- Point of Beginning
- Iron Pin Set
- MAG Nail Set
- Iron Pipe/Rebar Found
- MAG Nail Found



ZONING

Ord. No. 0539-2025
 AR3, Apartment Residential District

FLOOD ZONE

By Graphic Plotting Only
 National Flood Insurance Program
 Flood Insurance Rate Map
 Zone Designation: X
 Map# 39049C0306K
 Map Revised June 17, 2008

BASIS OF BEARINGS

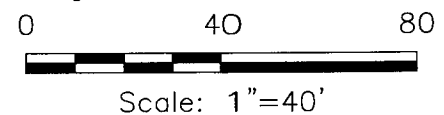
Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011 Adjustment, 2010.00 Epoch) as determined by ODOT RTN observations, with the centerline of Gerrard Avenue bearing North 04°02'24" East.

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 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.

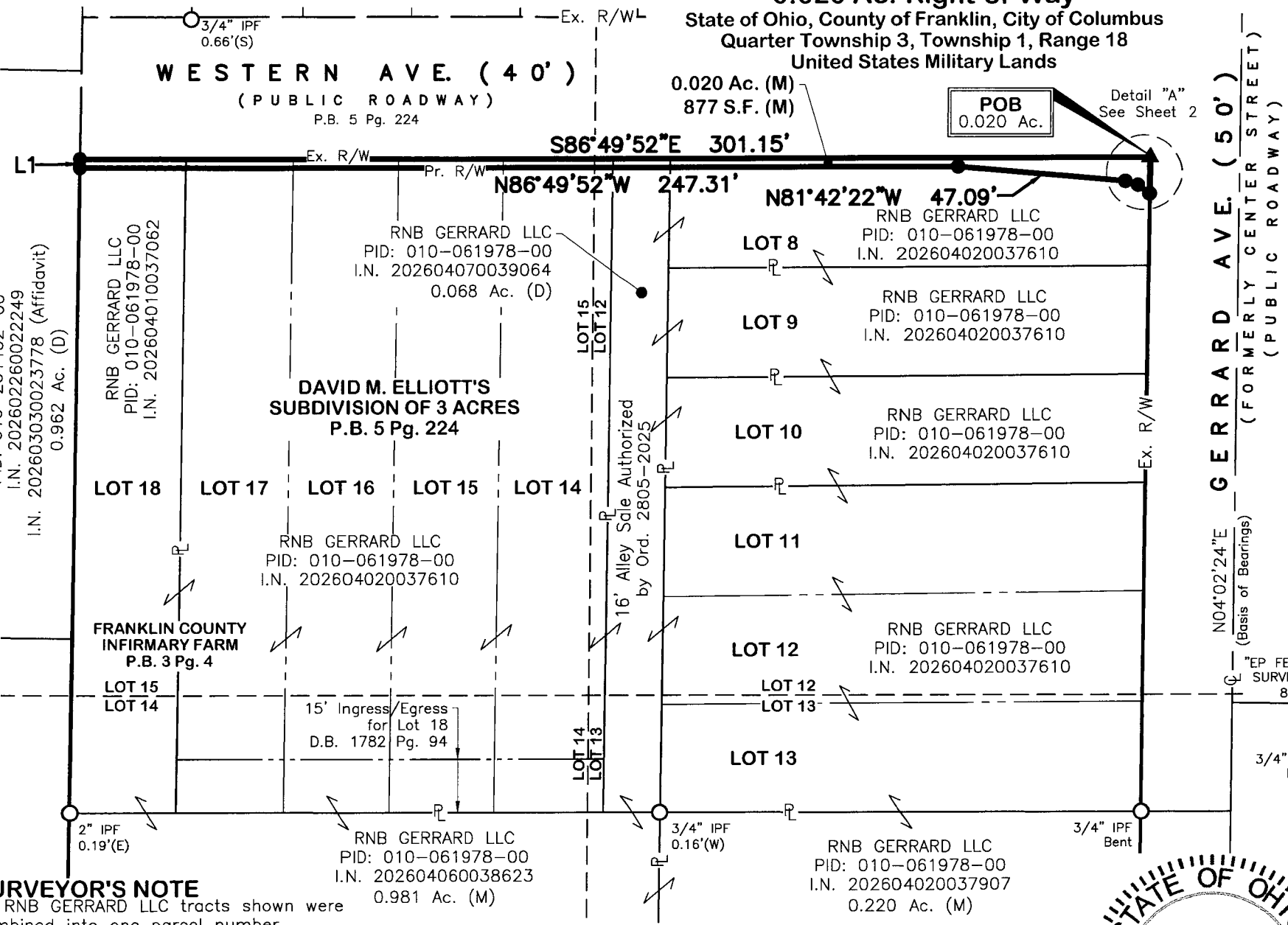
Field survey was conducted on 06-12-2025. All monuments found are in good condition unless otherwise noted.



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 ADAM W. FOWLER, P.E., P.S.



IDEAL FAIRFAX LLC
 PID: 010-201402-00
 I.N. 202602260022249
 I.N. 202603030023778 (Affidavit)
 0.962 Ac. (D)

SURVEYOR'S NOTE
 All RNB GERRARD LLC tracts shown were combined into one parcel number (010-061978-00) by Affidavit recorded in Instrument Number 202604130042386

E. P. FERRIS AND ASSOCIATES INC.
 Consulting Civil Engineers and Surveyors

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

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2.46	N03° 59' 54"E



BY: Garrett Brown 4/17/2026
 Garrett G. Brown, P.S., E.I.
 Registered Surveyor No. 8797

DRWN BY GGB CHK BY GGB DATE 2026-04-15