

# EXHIBIT OF A 0.0552 ACRE TRACT

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF UPPER ARLINGTON, BEING PART OF LOT 366 OF EAST CLEFT ON THE SCIOTO RECORDED IN PLAT BOOK 11, PAGE 1-2, RECORDER'S OFFICE FRANKLIN COUNTY, OHIO AND FURTHER BEING PART OF THE CHRISTINA ZADNIK AND DAVID ZADNIK PROPERTY RECORDED IN INSTRUMENT NO. 202308020077276, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND FURTHER BEING PART OF PARCEL NO. 070-005126-00, AUDITOR'S OFFICE, FRANKLIN COUNTY, OHIO.

PROPERTY OWNERS			
OWNER NAME	RECORDER'S INFORMATION	PARCEL #	
B & B BUILDS LLC	202411150120648	070-005127-00	1
CHRISTINA ZADNIK & DAVID ZADNIK	202308020077276	070-005126-00	2
RENE BONILLA & ALICIA MORALES-PEREZ	200810030148632	070-005358-00	3
PHOENIX INTEREST LLC	202408230086060	070-004817-00	4

EAST CLEFT ON THE SCIOTO  
PB 11, PG 1-2

**RECEIVED**

MAY 29 2026

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

**SURVEYOR'S NOTES AND REFERENCES:**

- DEED REFERENCE SHOWN HEREON
- FRANKLIN COUNTY TAX MAPS
- VARIOUS SURVEY RECORDS IN THE FRANKLIN COUNTY ENGINEER'S OFFICE PERFORMED IN EAST CLEFT ON THE SCIOTO PB 11, PG 1-2
- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
- THIS PLAT WAS PREPARED BY WOLFE LAND SURVEYING, LLC IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND IS INTENDED TO BE USED FOR LEGAL TRANSFER OF THE PARCEL SURVEYED AND DOES NOT SHOW ANY APPARENT EASEMENTS, NOR EASEMENTS OF RECORD, NOR ENCROACHMENTS, UNLESS OTHERWISE INDICATED.

**NOTE #1**

THIS 0.0552 ACRE TRACT IS TO BE USED AS AN ADD-ON TO PARCEL NO. 070-005127-000 AND CAN NOT BE A SEPERATE BUILDING PARCEL UNLESS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

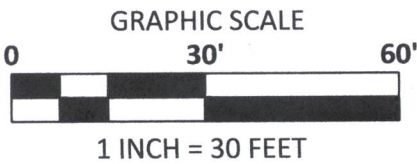
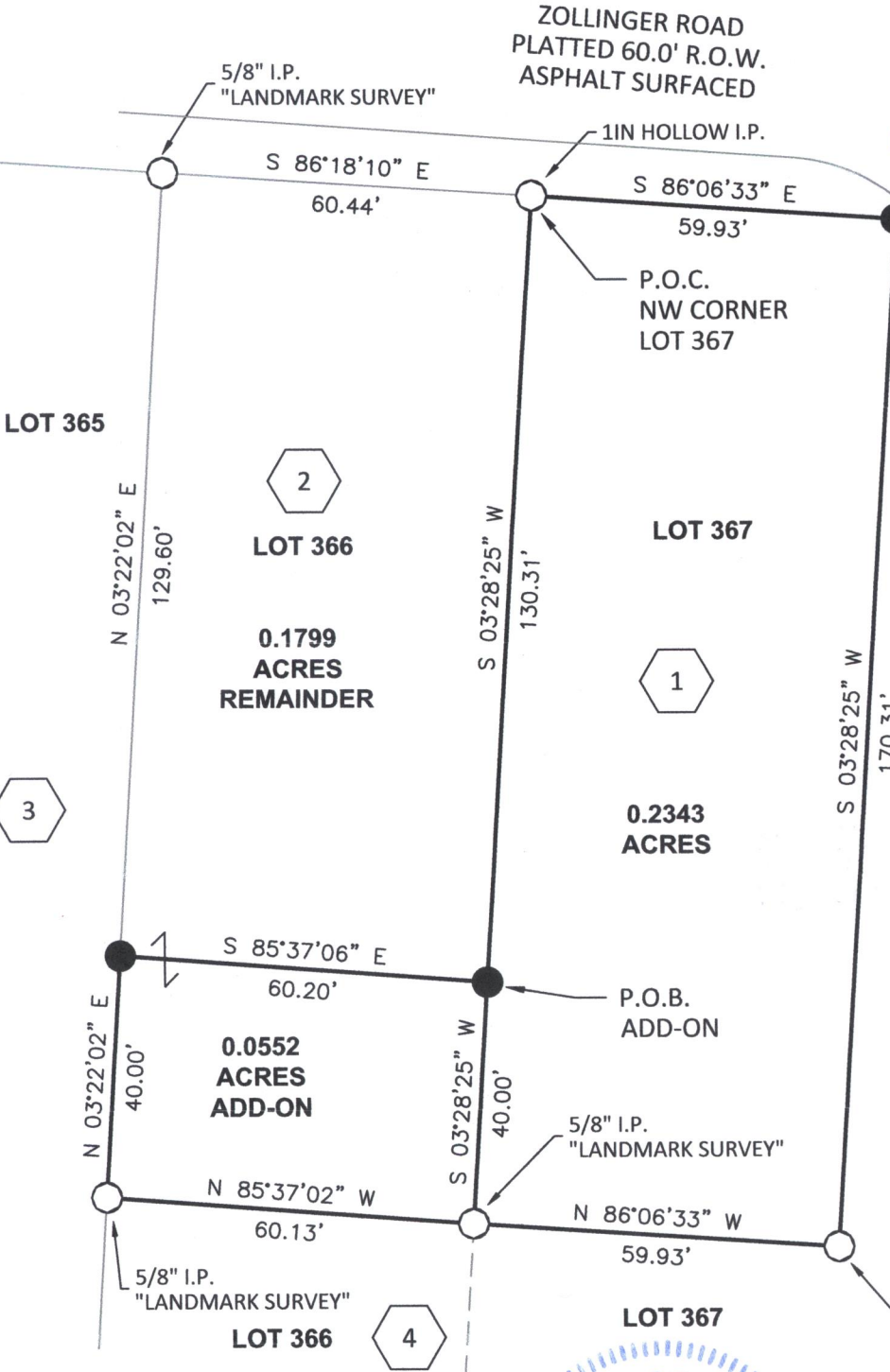
ASBURY DRIVE  
A.K.A. DEVON ST.  
PLATTED 60.0' R.O.W.  
ASPHALT SURFACED  
NAME CHANGED BY  
COUNTY ENGINEER 5/24/1950

Approved by the Director of Development  
Upper Arlington, Ohio, on 5-19-26 for  
attachment to a lot of record. No plat required.

*Chad D. Li* 5-19-26  
Director of Development Date

**LEGEND**

- IRON PIN FOUND AS NOTED
- 5/8" REBAR SET (30" IN LENGTH)  
PINK CAP LABELED "WOLFE LAND SURVEYING, LLC 8714"
- ⊕ POINT (Nothing Set)



**BASIS OF BEARING:**

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GNSS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE SOUTH RIGHT OF WAY LINE OF ZOLLINGER ROAD HAVING A BEARING OF S 86°06'33" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT AND IS USED TO DENOTE ANGLES ONLY.

THIS PLAT WAS PREPARED BY JAMES R. WOLFE P.E., P.S., OHIO REGISTERED SURVEYOR NO. 8714, FROM AN ACTUAL FIELD SURVEY PERFORMED IN MARCH 2026 AND FROM DEEDS AND PLATS OF RECORD ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



*James R. Wolfe*  
JAMES R. WOLFE, P.E., P.S.

OHIO REGISTERED SURVEYOR No. 8714

jamesrwolfe@hotmail.com

cell: 740-343-3166

5-19-26  
DATE