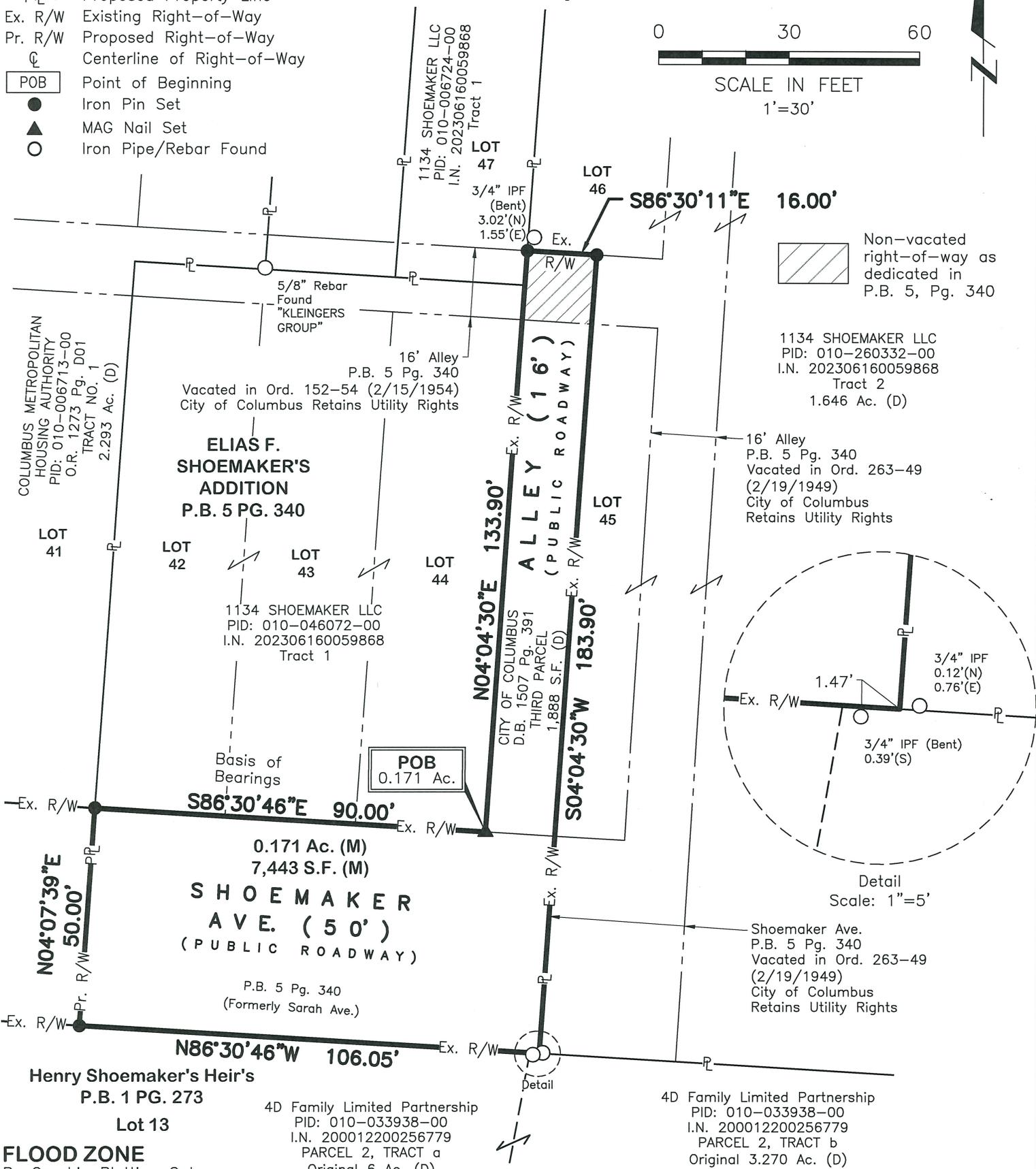
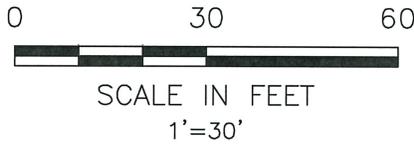


# 0.171 ACRE BOUNDARY SURVEY

State of Ohio, County of Franklin, City of Columbus  
 Quarter Township 4, Township 1 North, Range 18 West  
 United States Military District

## LEGEND

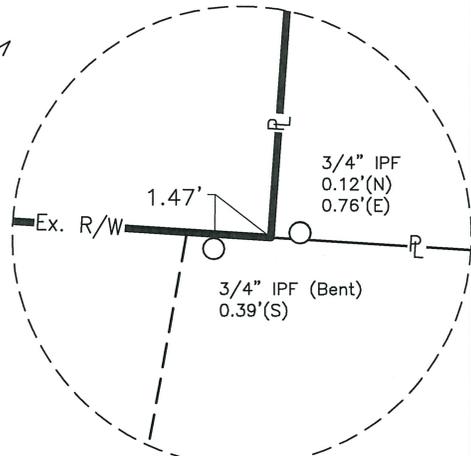
- Property Line
- Proposed Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Centerline of Right-of-Way
- Point of Beginning
- Iron Pin Set
- MAG Nail Set
- Iron Pipe/Rebar Found



Non-vacated right-of-way as dedicated in P.B. 5, Pg. 340

1134 SHOEMAKER LLC  
 PID: 010-260332-00  
 I.N. 202306160059868  
 Tract 2  
 1.646 Ac. (D)

16' Alley  
 P.B. 5 Pg. 340  
 Vacated in Ord. 263-49  
 (2/19/1949)  
 City of Columbus  
 Retains Utility Rights



Detail  
 Scale: 1"=5'

Shoemaker Ave.  
 P.B. 5 Pg. 340  
 Vacated in Ord. 263-49  
 (2/19/1949)  
 City of Columbus  
 Retains Utility Rights

**FLOOD ZONE**  
 By Graphic Plotting Only  
 National Flood Insurance Program  
 Flood Insurance Rate Map  
 Zone Designation: X  
 Map# 39049C0326K  
 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 northerly  
 right-of-way line of Shoemaker  
 Avenue bearing South 86°30'46" East.

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



**ZONING**  
 Current Zoning - Ord. No. 34010:  
 Manufacturing, M, 2/27/1928, H-35



## 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 10-08-2025. All monuments found are in good condition unless otherwise noted.

BY: 12/30/2025  
 Garrett G. Brown, P.S., E.I.  
 Registered Surveyor No. 8797

DRWN BY BAP CHK BY GGB DATE 2025-12-29