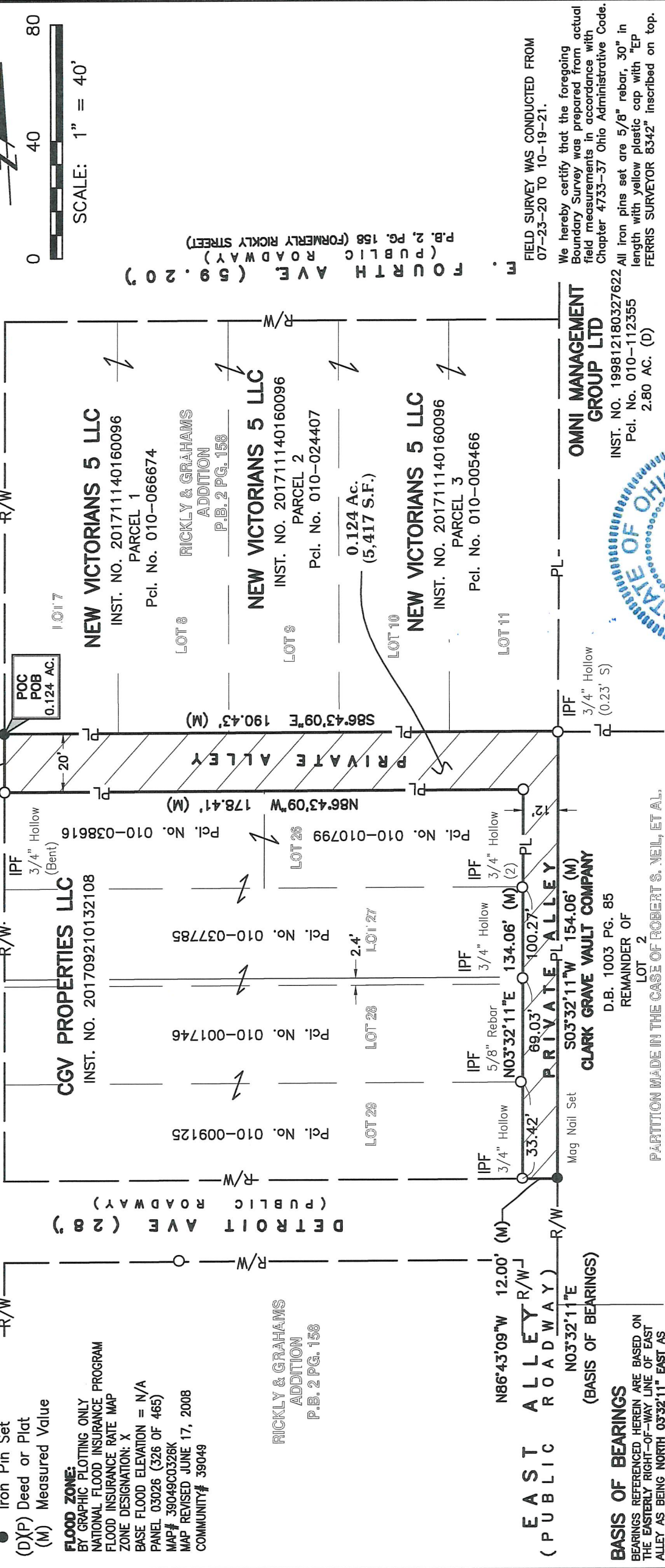


0.124 ACRE BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
AND BEING IN HALF/FRACTIONAL SECTION 4, TOWNSHIP 5,
RANGE 22, REFUGEE LANDS

N. SIXTH ST. (50')
(PUBLIC ROADWAY)
P.B. 2, PG. 158 (FORMERLY RICKLY STREET)

N03°29'27"E 20.00' (M)



Legend
 PL Property Line
 R/W Right-of-Way
 O Iron Pin Found (IPF)
 ● Mag Nail Found
 ● Iron Pin Set
 (D)(P) Deed or Plat
 (M) Measured Value

FLOOD ZONE:
 BY GRAPHIC PLOTTING ONLY
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 ZONE DESIGNATION: X
 BASE FLOOD ELEVATION = N/A
 PANEL 03026 (326 OF 465)
 MAP# 39049C0326K
 MAP REVISED JUNE 17, 2008
 COMMUNITY# 39049

**RICKLY & GRAHAMS
 ADDITION
 P.B. 2 PG. 158**

EAST ALLEY (PUBLIC ROADWAY)
 N03°32'11"E
 (BASIS OF BEARINGS)

BASIS OF BEARINGS
 BEARINGS REFERENCED HEREIN ARE BASED ON
 THE EASTERLY RIGHT-OF-WAY LINE OF EAST
 ALLEY AS BEING NORTH 03°32'11" EAST AS
 DETERMINED BY GPS OBSERVATIONS UTILIZING
 OHIO DEPARTMENT OF TRANSPORTATION'S
 VIRTUAL REFERENCE STATION, BASED ON OHIO
 STATE PLANE SOUTH ZONE, NAD83 (CORSS96).

880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2999
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 WWW.EPFERRIS.COM

**E. P. FERRIS
 AND
 ASSOCIATES
 INC**

Consulting Civil Engineers and Surveyors



BY: *Matthew Lee Sloat* 10/27/21
 Matthew Lee Sloat, P.E., P.S.
 Registered Surveyor No. 8342

**OMNI MANAGEMENT
 GROUP LTD**
 INST. NO. 199812180327622
 Pcl. No. 010-112355
 2.80 AC. (D)

FIELD SURVEY WAS CONDUCTED FROM
 07-23-20 TO 10-19-21.

We hereby certify that the foregoing
 Boundary Survey was prepared from actual
 field measurements in accordance with
 Chapter 4733-37 Ohio Administrative Code.

All iron pins set are 5/8" rebar, 30" in
 length with yellow plastic cap with "EP
 FERRIS SURVEYOR 8342" inscribed on top.

All mag nails set are magnetic nails with
 1.5" diameter brass washers stamped "EP
 FERRIS SURVEYOR 8342".

JOB NO.	708.824
DRAWN BY:	CK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	2021-10-27

0.124 ACRE
 BOUNDARY SURVEY
 CITY OF COLUMBUS, OHIO

LEGAL DESCRIPTION

0.124 ACRES

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Half/Fractional Section 4, Township 5, Range 22, Refugee Lands, and being all of the east-west 20-foot private alley north of Detroit Avenue (28') and south of East Fourth Avenue (59.20') and part of the north-south 12-foot private alley east of North Sixth Street (50') in between said east-west 20-foot alley and said Detroit Avenue, all as shown in Rickly and Grahams Addition of record in Plat Book 2, Page 158, all records being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING from an iron pin set, being on the intersection of the northerly line of said east-west 20-foot private alley and the easterly right-of-way line of said North Sixth Street, also being the southwesterly corner of Lot 7 of said Rickly and Grahams Addition, as conveyed to New Victorians 5 LLC along with Lots 8 through 11, inclusive, of said Rickly and Grahams Addition, in Instrument Number 201711140160096;

Thence along the northerly line of said east-west 20-foot private alley and along the southerly lines of said Lots 7 through 11, inclusive, South 86°43'09" East, 190.43 feet to the intersection of the easterly line of said north-south 12-foot private alley and the northerly line of said east-west 20-foot private alley, also being the southeasterly corner of said Lot 11, being the southwesterly corner of a 2.80 acre tract as conveyed to Omni Management Group LTD in Instrument Number 199812180327622, and being the northwesterly corner of the remainder of Lot 2 of the Partition made in the case of Robert S. Neil, et al. vs. Franklin J. Dickman, et al., in the Court of Common Pleas, Franklin County, Ohio, Case #28090, as numbered and delineated upon the recorded plat thereof, of record in Complete Record 153, Page 440 and recorded in Plat Book 20, Page 27, as conveyed to Clark Grave Vault Company in Deed Book 1003, Page 85, referencing a ¾" hollow iron pipe found at 0.23' south;

Thence along the easterly line of said north-south 12-foot private alley, along the westerly line of said Lot 2, South 03°32'11" West, 154.06 feet to a mag nail set on the southerly terminus of said north-south 12-foot private alley and being on the intersection of the easterly right-of-way line of East Alley (12') and the northerly right-of-way line of said Detroit Avenue;

Thence along the southerly terminus of said north-south 12-foot private alley, along the northerly right-of-way line of said Detroit Avenue, North 86°43'09" West, 12.00 feet to a ¾" hollow iron pipe found, being on the southeasterly corner of Lot 29 of said Rickly and Grahams Addition, as conveyed to CGV Properties LLC along with Lots 26 through 28, inclusive, in Instrument Number 201709210132108;

Thence along the westerly line of said north-south 12-foot private alley, along the easterly lines of Lots 26 through 29, inclusive, North 03°32'11" East, passing a 5/8" rebar found at 33.42 feet, passing a ¾" hollow iron pipe found at 69.03 feet, passing a ¾" hollow iron pipe found at 100.27 feet, a total distance of 134.06 feet to a ¾" hollow iron pipe found, being on the northeasterly corner of said Lot 26 and being the intersection of the westerly line of said north-south 12-foot private alley and the southerly line of said east-west 20-foot private alley;

Thence along the southerly line of said east-west 20-foot private alley, along the northerly line of said Lot 26, North 86°43'09" West, 178.41 feet to a bent ¾" hollow iron pipe found, being on the northwesterly corner of said Lot 26, also being on the intersection of the southerly line of said east-west 20-foot private alley and the easterly right-of-way line of said North Sixth Street;

Thence along the westerly terminus of said east-west 20-foot private alley and along the easterly right-of-way line of said North Sixth Street, North 03°29'27" East, 20.00 feet to the **POINT OF TRUE BEGINNING**, containing 0.124 acres (5,417 S.F.), more or less;

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

All monuments found are in good condition unless otherwise noted.

Bearings referenced herein are based on the easterly right-of-way line of East Alley as being North 03°32'11" East as determined by GPS observations utilizing the Ohio Department of Transportation Virtual Reference Station Network, based on Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96).

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on October 26, 2021 and is based on field surveys conducted by E.P. Ferris & Associates, Inc. from July 2020 through October 2021 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top. Mag nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat 10/27/21

Matthew Lee Sloat, PS 8342

Date