

**ZONING**

Current Zoning  
Ord. No. 2113-2024:  
Mixed-Use - Urban Core, UCR  
8/29/1984, H-N/A

**FLOOD ZONE**

By Graphic Plotting Only  
National Flood Insurance Program  
Flood Insurance Rate Map  
Zone Designation: X  
Map# 39049C0169K  
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 westerly right-of-way  
line of Tuller Street bearing  
South 03°54'01" West.

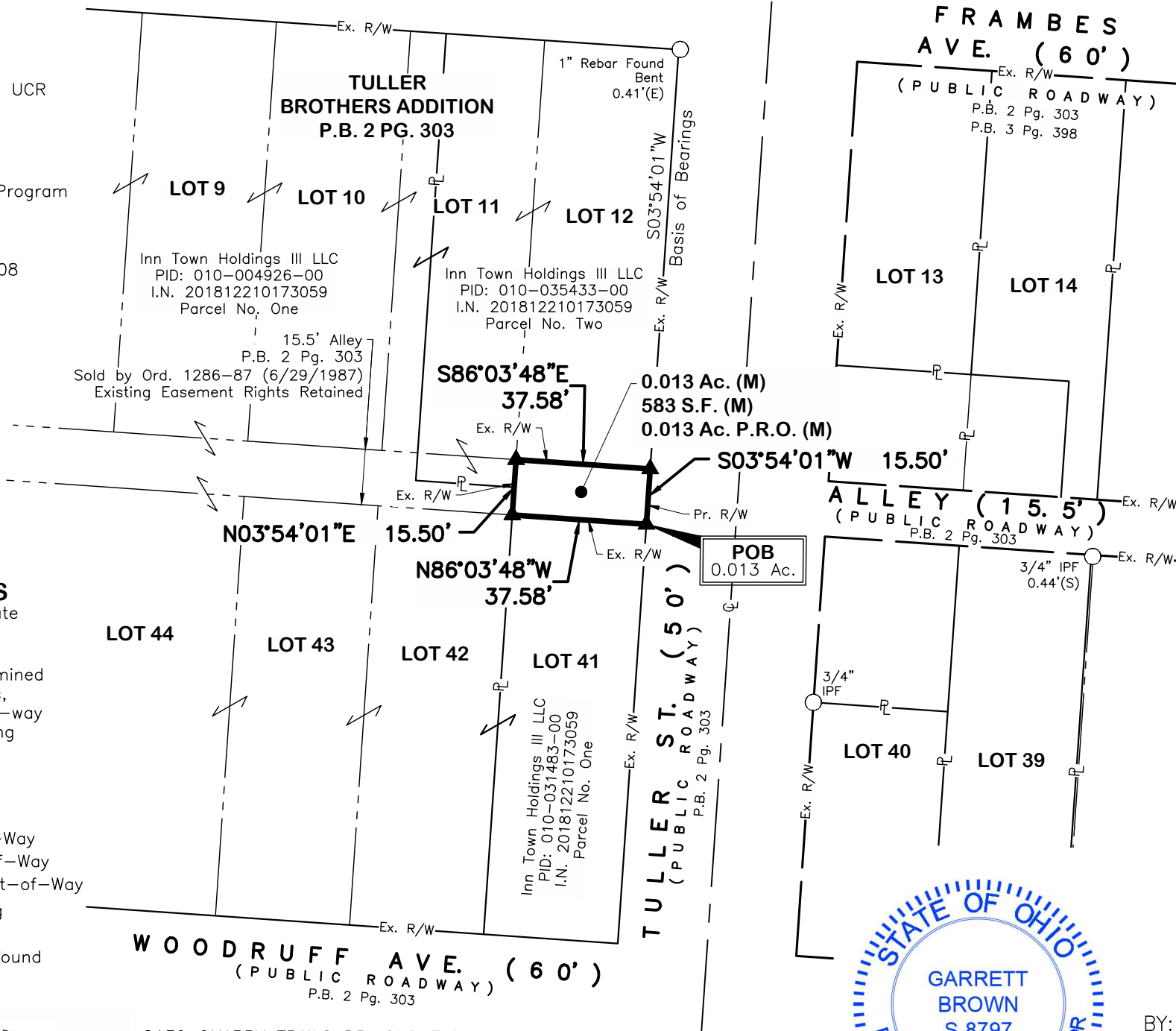
**LEGEND**

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

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

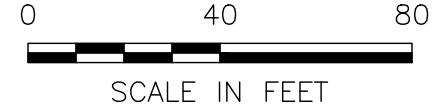
Consulting Civil Engineers and Surveyors

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



**0.013 ACRE BOUNDARY SURVEY**

State of Ohio, County of Franklin, City of Columbus  
Quarter Township 3, Township 1N, Range 18W  
United States Military Lands



**PRELIMINARY APPROVAL**

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

fasante

04/09/2026 9:49:05 AM

**PENDING ORIGINALS**

\*Submitted via digital format



Please return this approval, along with the original  
description and plat of survey, as prepared by the  
surveyor, signed, sealed, and dated in blue ink.

**CERTIFICATION**

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

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 02-27-2026.  
All monuments found are in good condition  
unless otherwise noted.



BY: \_\_\_\_\_

Garrett G. Brown, P.S., E.I.  
Registered Surveyor No. 8797

DRWN BY BAP CHK BY GGB DATE 2026-04-08

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