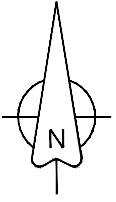


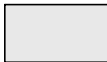
PLAT OF VERTICAL ENCROACHMENT EASEMENT FROM ELEVATION 786.00' TO 801.00' (NAVD 88)

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING PART OF THE EXISTING RIGHT OF WAY OF DOTEN AVENUE (FORMERLY BRIDE AVENUE) (50' WIDE) AS DEDICATED IN THE RECORDED PLAT OF WEST VIEW ADDITION IN PLAT BOOK 14, PAGE 26, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

Basis of Bearings: The bearings shown upon this plat are based on the existing centerline of Doten Avenue being N 03° 48' 57" E as referenced to State Plane Coordinates, Ohio South Zone NAD83 with 2011 NSRS adjustment (Epoch 2010.00) as established by gps observations using the Ohio Department of Transportation Real-Time Network (ODOT RTN).

Elevations are based on North American Vertical Datum of 1988 (NAVD 88) utilizing the Ohio Department of Transportation Ohio Real-Time Network (ODOT RTN) with GEOID18. Source benchmark is Franklin County Survey Control Designation "CFM1991" with an elevation of 794.34 (NAVD 88). Source benchmark was verified by GPS methods.

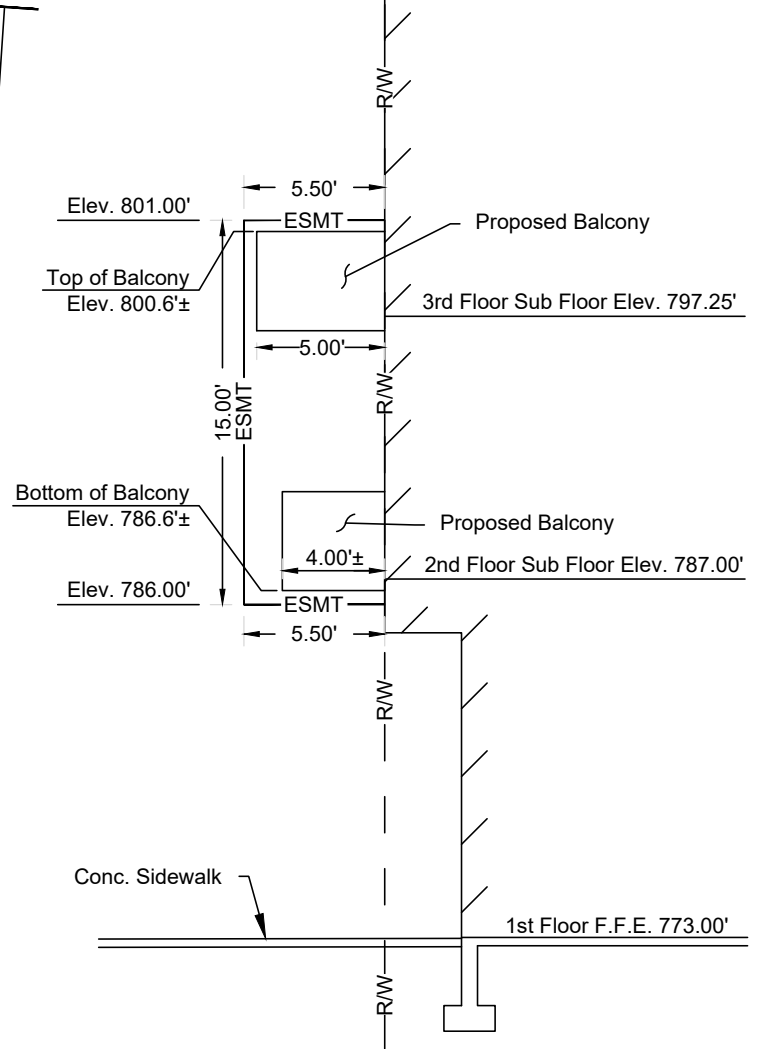
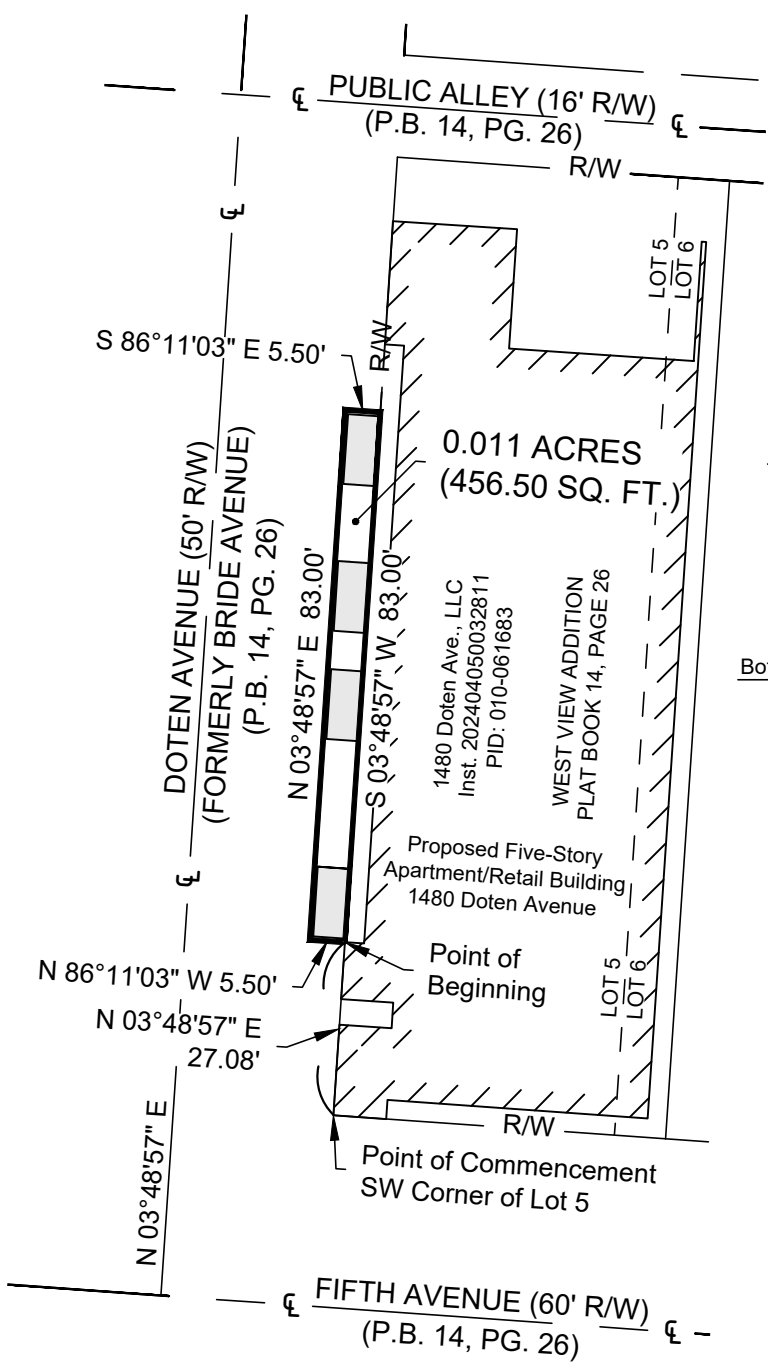


 = Proposed Balcony (Eight total, four located on 2nd Floor and four on 3rd Floor)

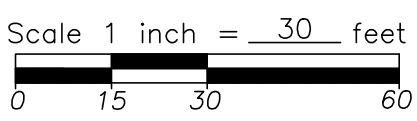
APPROVAL NOT NEEDED
 ADAM W. FOWLER, P.E., P.S.
 mbostard



05/04/2026 2:11:34 PM



SECTION VIEW
 NOT TO SCALE



CERTIFICATION:

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

REGISTERED SURVEYOR NO. 8906

DATE

FLOOD DATA:

The lots delineated on this plat are located in flood zone "X" per F.E.M.A. Community Panel No.39049C0306K dated June 17, 2008.

Survey requested by: NK Design

NOTE:

Proposed elevations shown for balconies and building levels are per Wall Section 2 on Sheet A303 as prepared by Office DFK and dated 2025-05-14.