

ENCROACHMENT EASEMENT 2

0.0005 AC. (20 S.F.)

Building Overhang
from Elevation 768.19' (NAVD 88)
to 836.75' (NAVD 88)

Being Approximately 1' below the bottom of
overhang and 5' above the top of parapet.

BENCH MARK #1: Elev. 748.53 (NAVD88)
Mag nail set in sidewalk on south side of
Norwich Avenue, approximately 180' west
of Neil Avenue.

VERTICAL DATUM: The elevations are based
on the North American Vertical Datum of
1988 (NAVD 88, Geoid 12A), established
using GPS observations of select control
points utilizing the Ohio Department of
Transportation's Virtual Reference Station
and transferred to the site via bench
circuit. All other elevations were calculated
from proposed dimension and the
established elevations from local
benchmarks.

CITY OF COLUMBUS, OHIO
Inst. No. 202208240122148
0.085 AC.

WILLIAM ROBERT TALBOTT

Pcl. No. 010-055578
Inst. No. 201210180157487

ITHACA I, L.L.C.

Pcl. No. 010-056489
Inst. No. 200504260077505
Parcel 1

**LANE AND NORWICH COLUMBUS
OWNER, LLC**

Pcl. No. 010-001071
Inst. No. 202204040051265 - Tract 3

ITHACA I, L.L.C.

Inst. No. 200504260077505
Parcel Two

**LANE AND NORWICH COLUMBUS
OWNER, LLC**

Pcl. No. 010-55424
Inst. No. 202204040051266

Remainder of Tract 4
**LANE AND NORWICH COLUMBUS
OWNER, LLC**

Pcl. No. 010-007070
Inst. No. 202204040051266 - Tract 5

E. P. FERRIS
AND
ASSOCIATES
INC

Consulting Civil Engineers and Surveyors

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

0.003 ACRE AND 0.0005 ACRE VERTICAL ENCROACHMENT EASEMENTS

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN QUARTER
TOWNSHIP 3, TOWNSHIP 1, RANGE 18, UNITED STATES MILITARY LANDS

NORWICH AVENUE (50')
(PUBLIC ROADWAY)

See Detail
(Sheet 2)

S86°11'07"E (BASIS OF BEARINGS)

C. E. JUSTICE NORTHERN

HEIGHTS ADDITION

P.B. 7 PG. 372

ALLEY (20')

(PUBLIC ROADWAY)

LANE AND NORWICH

COLUMBUS OWNER, LLC

Inst. No. 202208050114282

0.097 AC.

**LANE AND NORWICH
COLUMBUS OWNER, LLC**

Pcl. No. 010-003508

Inst. No. 202204040051264

TRACTS 1 AND 2

ALLEY (20')

(VACATED) ORD. 365-66

R. P. WOODRUFF'S SUBDIVISION
OF THE EAST END OF LOT NO. 26 OF
SIDNEY L. CHAFFEE'S NORTHWOOD PLACE
P.B. 2 PG. 284

ENCROACHMENT EASEMENT 1

0.003 AC. (148 S.F.)

Building Overhang

from Elevation 756.27' (NAVD 88)

to 836.75' (NAVD 88)

Being Approximately 1' below the bottom of
overhang and 5' above the top of parapet.

LANE AVENUE (VARIES)
(PUBLIC ROADWAY)

CITY OF COLUMBUS, OHIO
Inst. No. 202210070141858
0.086 AC.

BY:

Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

CITY OF COLUMBUS, OHIO
Inst. No. 202210070141857
0.020 AC.

ALLEY (15')
(PUBLIC ROADWAY)

Legend

PL Property Line
R/W Right-of-Way
(D)(P) Deed or Plat
(M) Measured Value

SCALE IN FEET

NOTES:

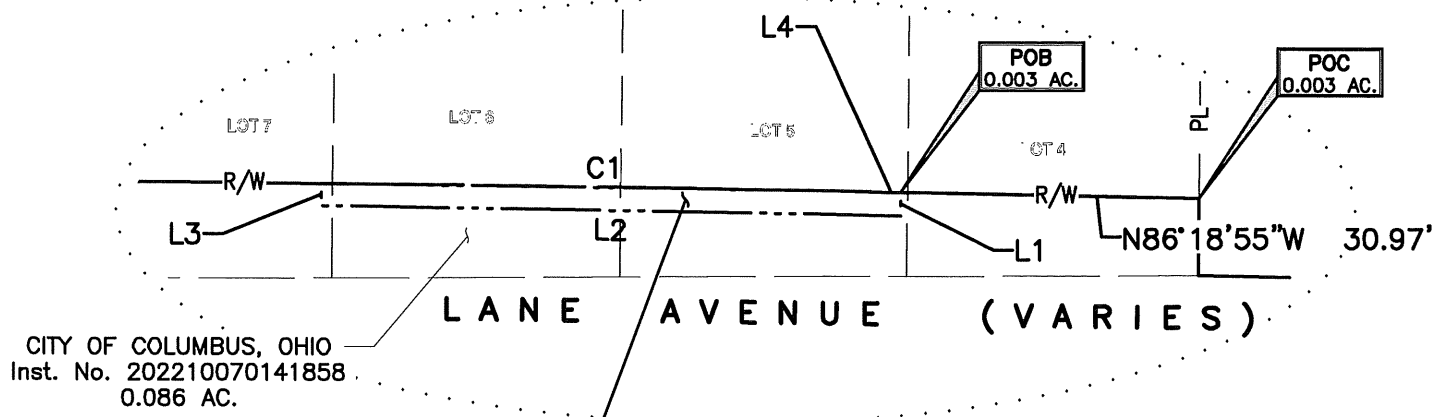
1. FIELD SURVEY WAS CONDUCTED
02-12-20 THROUGH
6-24-20.

BASIS OF BEARING:

THE BEARINGS FOR THIS SURVEY
ARE BASED ON THE OHIO STATE
PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD83 (2011),
BEING THE SOUTHERLY LINE OF
NORWICH AVENUE, BEARING SOUTH
86°11'07" EAST. THE BEARINGS
ORIGINATED FROM FIELD TRAVERSE
WHICH WAS REFERENCED TO SAID
COORDINATE SYSTEM BY GPS
OBSERVATIONS AND OBSERVATIONS
OF SELECTED STATIONS IN THE
OHIO DEPARTMENT OF
TRANSPORTATION VIRTUAL
REFERENCE STATION NETWORK.



JOB NO.	1221.001
DRAWN BY:	CK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	2023-01-26



CITY OF COLUMBUS, OHIO
Inst. No. 202210070141858
0.086 AC.

ENCROACHMENT EASEMENT 1
0.003 AC. (146 S.F.)
Building Overhang
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to 836.75' (NAVD 88)
Being Approximately 1' below the bottom of
overhang and 5' above the top of parapet.

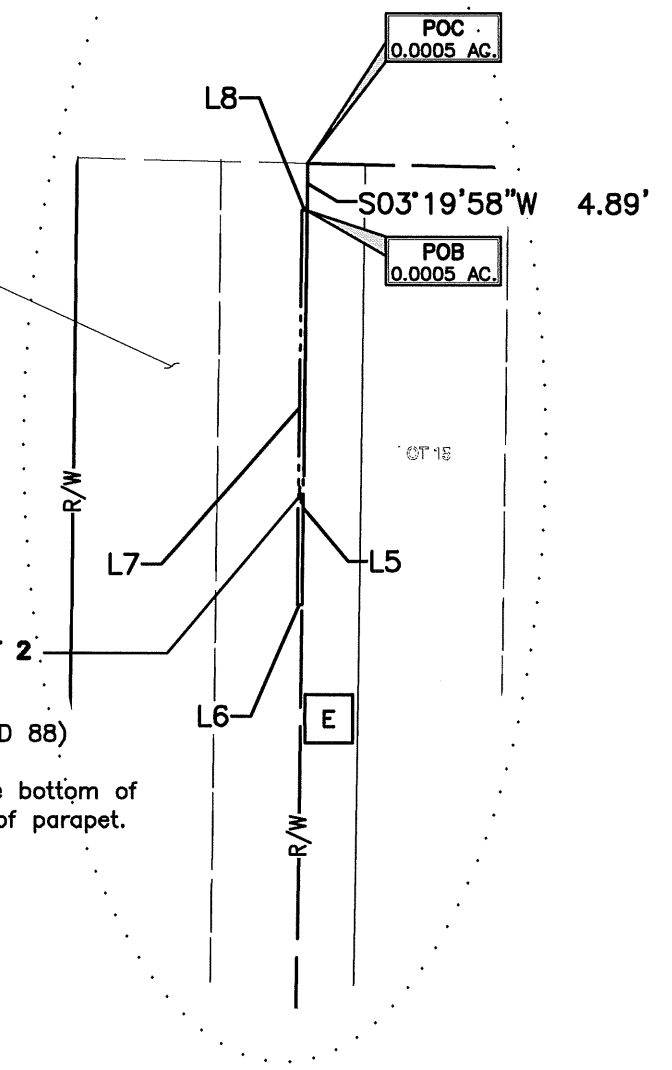
Detail A
Scale 1"=20'

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.43'	S03°31'29"W
L2	60.50'	N86°28'31"W
L3	2.30'	N03°31'29"E
L4	2.03'	S86°18'55"E
L5	40.97'	S03°19'58"W
L6	0.50'	N86°40'02"W
L7	40.97'	N03°19'58"E
L8	0.50'	S86°40'02"E

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	58.47'	5779.58'	000°34'47"	58.47'	S86°36'18"E

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Detail B
Scale 1"=20'

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