

# 0.0003 ACRE VERTICAL ENCROACHMENT EASEMENT

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



**NORWICH AVE. (50')**  
(PUBLIC ROADWAY)  
(Plat Book 7 Pg. 372)

S86°11'07"E 2.50'  
N03°19'58"E 6.00'  
S03°19'58"W 6.00'

S86°11'07"E

VERTICAL ENCROACHMENT EASEMENT

0.0003 AC. (15 S.F.)

Retaining Wall

from Elevation 742.25' (NAVD 88)  
to 751.00' (NAVD 88)

Being Approximately 5' below finished grade  
at bottom of wall and being 1' above the top  
of wall.

BM#1

0 40 80

SCALE IN FEET

## BASIS OF BEARINGS

Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the southerly right-of-way line of Norwich Avenue bearing South 86°11'07" East.

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.

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

Field survey was conducted from 02-12-2020 to 06-24-2020.

## OWNERS

ITHACA I, L.L.C.

(A) PID: 010-048048-00  
I.N. 200504260077505  
PARCEL TWO

ITHACA I, L.L.C.

(B) PID: 010-000092-00  
I.N. 200504260077505  
PARCEL TWO

CITY OF COLUMBUS, OHIO

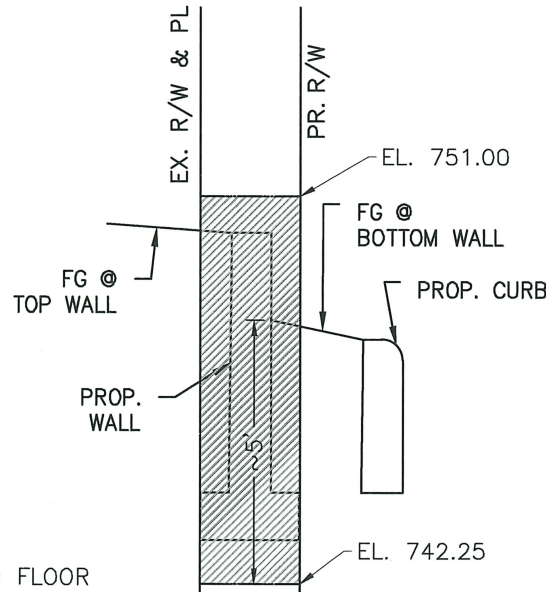
(C) I.N. 202208240122148  
0.085 Ac. (D)

LANE AND NORWICH

(D) COLUMBUS OWNER, LLC  
PID: 010-005348-00  
I.N. 202204040051264

## LEGEND

- P — Property Line
- R/W — Right-of-Way
- C — Centerline of Right-of-Way
- POC — Point of Commencement
- POB — Point of Beginning
- — Iron Pipe/Rebar Found
- — Iron Pin Set
- ▨ — Proposed Easement



VERTICAL ENCROACHMENT DETAIL  
NOT TO SCALE

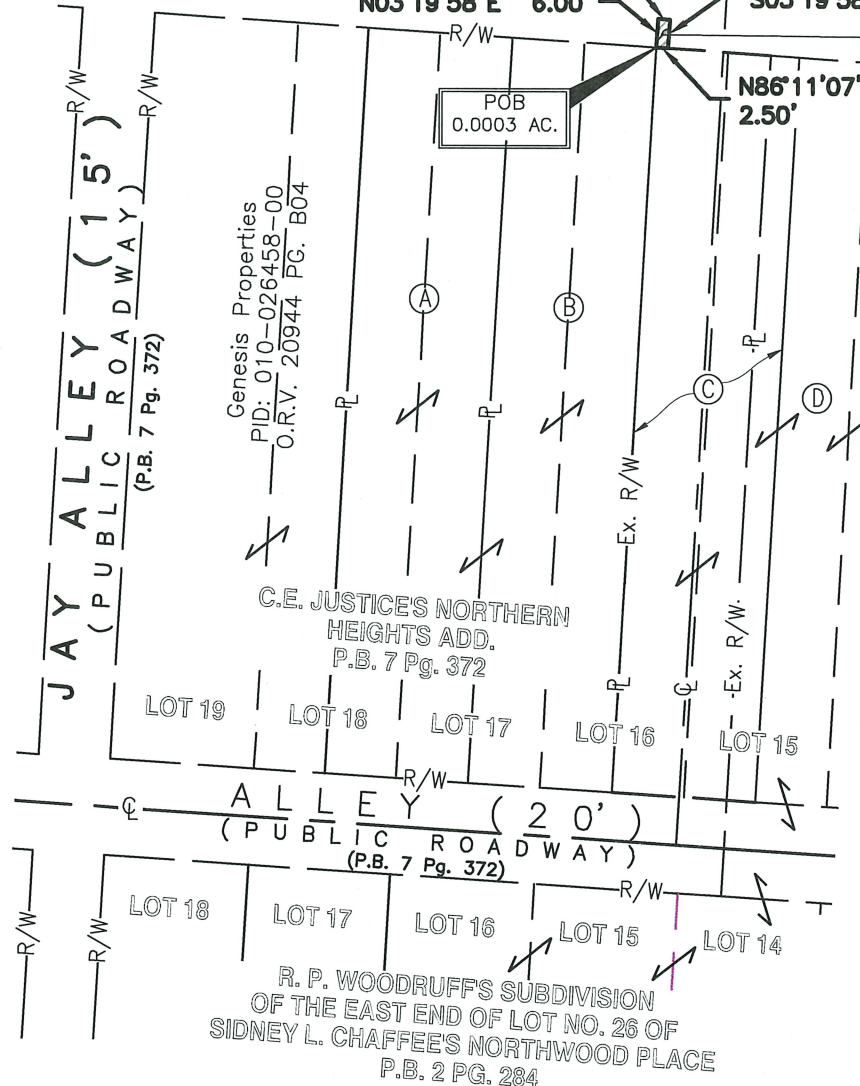


BY: *Matthew Lee Sloat* 4/19/24

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

DRWN BY CK CHK BY MLS DATE 2024-04-19

1221.001



C.E. JUSTICES NORTHERN HEIGHTS ADD. P.B. 7 Pg. 372

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

Genesis Properties  
PID: 010-026458-00  
O.R.V. 20944 PG. B04

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