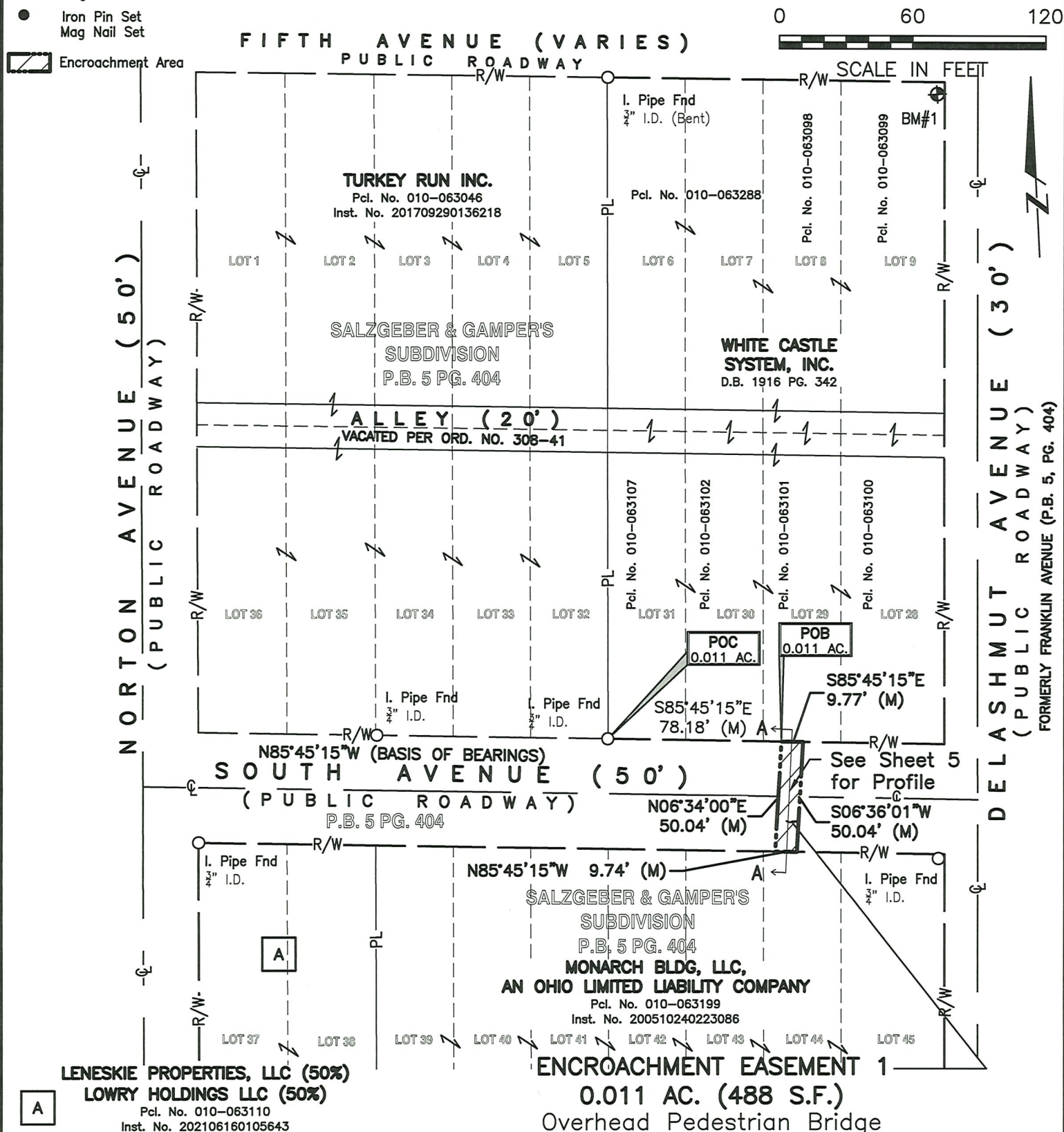


- LEGEND**
PL Property Line
R/W Right-of-Way
POC Point of Commencement
POB True Point of Beginning
○ Iron Pin Found (IPF)
Mag Nail Found
● Iron Pin Set
Mag Nail Set

0.011 ACRE VERTICAL
ENCROACHMENT EASEMENT 1
FOR OVERHEAD PEDESTRIAN BRIDGE

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND
BEING IN SECTION 6, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

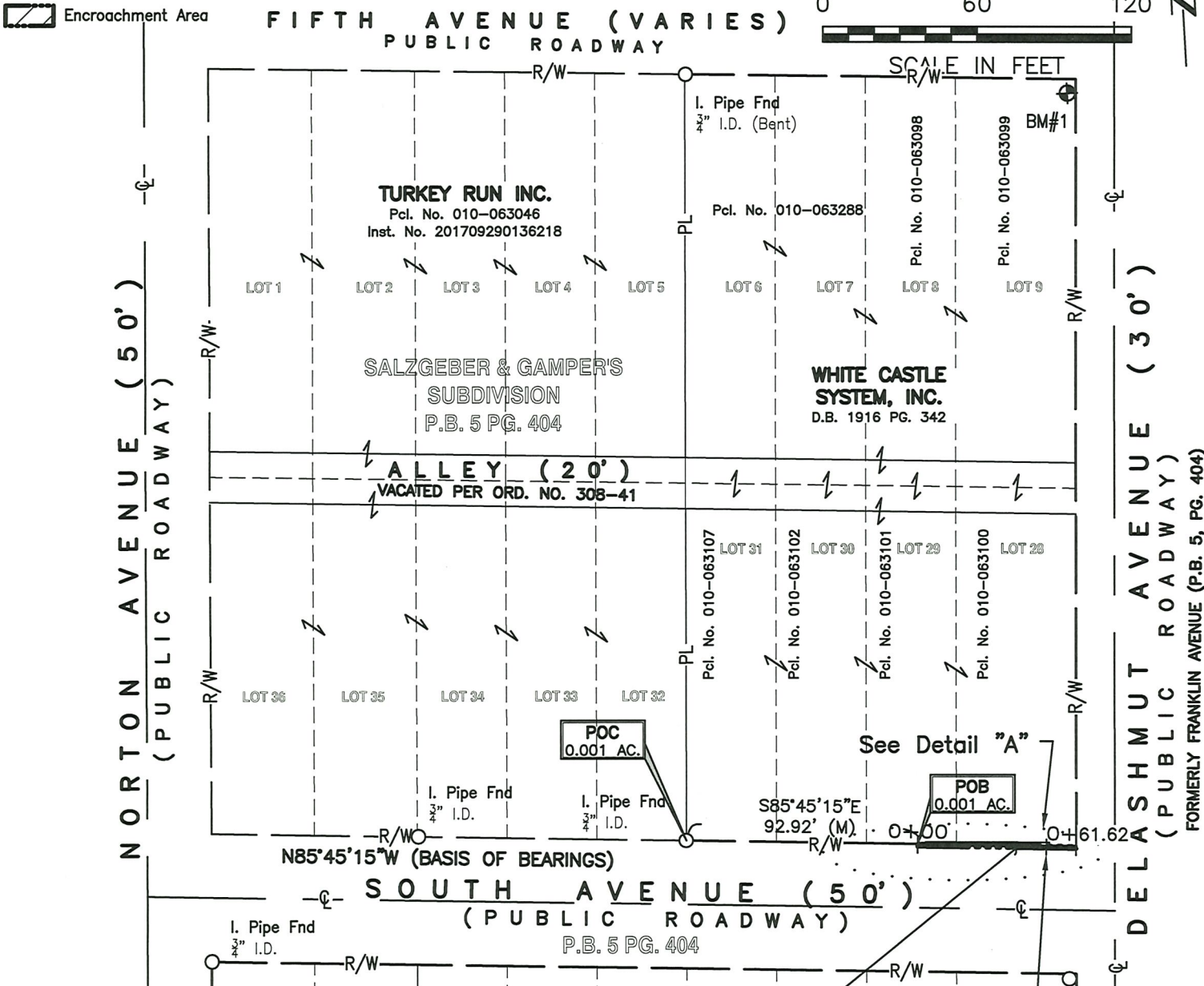
1/5



- LEGEND**
- PL Property Line
 - R/W Right-of-Way
 - POC Point of Commencement
 - POB True Point of Beginning
 - Iron Pin Found (IPF)
Mag Nail Found
 - Iron Pin Set
Mag Nail Set

0.001 ACRE VERTICAL ENCROACHMENT EASEMENT 2 FOR BUILDING FOUNDATION

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
AND BEING IN SECTION 6, TOWNSHIP 5, RANGE 22, REFUGEE
LANDS



ENCROACHMENT EASEMENT 2 – 0.001 AC. (62 S.F.)
Building Foundation
from Elevation 734.08' (NAVD 88)
to 736.08' (NAVD 88)
Being Approximately 0.5' above the top of footer
and 0.5' below the bottom of footer.



BY: Matthew Lee Sloat 10/19/21
Matthew Lee. Sloat, P.E., P.S.
Registered Surveyor No. 8342

BASIS OF BEARING:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), BEING THE NORTHERLY LINE OF SOUTH AVENUE, BEARING NORTH 85°45'15" WEST. 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.

BENCH MARK #1: Elev. 741.46 (NAVD88)
Arrow bolt on the top flange of the fire hydrant on the west side of Delashmut Ave. at the intersection with W. 5th Ave.

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.



JOB NO.	1050.023
DRAWN BY:	CK
CHECKED BY:	MJA
APPROVED BY:	MLS
DATE:	10/18/2021

E. P. FERRIS
AND ASSOCIATES
INC.

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

- LEGEND**
- PL Property Line
- R/W Right-of-Way
- POC Point of Commencement
- POB True Point of Beginning
- Iron Pin Found (IPF)
Mag Nail Found
- Iron Pin Set
Mag Nail Set

Encroachment Area

0.023 ACRE VERTICAL ENCROACHMENT EASEMENT 3 FOR BUILDING FOUNDATION

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND
BEING IN SECTION 6, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

0 60 120

SCALE IN FEET

FIFTH AVENUE (VARIES)
PUBLIC ROADWAY

NORTON AVENUE (50')
(PUBLIC ROADWAY)

DELAHSMUT AVENUE (30')
(PUBLIC ROADWAY)
FORMERLY FRANKLIN AVENUE (P.B. 5, PG. 404)

SALZGEBER & GAMPER'S
SUBDIVISION
P.B. 5 PG. 404

TURKEY RUN INC.
Pcl. No. 010-063046
Inst. No. 201709290136218

ENCROACHMENT EASEMENT 3
0.023 AC. (1,009 S.F.)

Building Foundation
from Elevation 726.65' (NAVD 88)
to 740.65' (NAVD 88)
Being 0.5' below the lowest
footer and being 0.5' above the
highest footer.

WHITE CASTLE
SYSTEM, INC.
D.B. 1916 PG. 342

N85°45'15"W (BASIS OF BEARINGS)
SOUTH AVENUE (50')
(PUBLIC ROADWAY)

S85°45'15"E 336.32' (M)

N85°45'15"W 336.31' (M)

N03°07'13"E
3.00' (M)

POC
POB
0.023 AC.

See Sheet 5
for Profile

PROPOSED
FOOTERS

MONARCH BLDG, LLC,
AN OHIO LIMITED LIABILITY COMPANY

Pcl. No. 010-063199
Inst. No. 200510240223086

SALZGEBER & GAMPER'S
SUBDIVISION
P.B. 5 PG. 404

ALLEY (20')
(PUBLIC ROADWAY)

BY: Matthew Lee Sloat 10/19/21
Matthew Lee. Sloat, P.E., P.S.
Registered Surveyor No. 8342

BASIS OF BEARING:

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LENESKIE PROPERTIES, LLC (50%)
LOWRY HOLDINGS LLC (50%)

Pcl. No. 010-063110
Inst. No. 202106160105643

BENCH MARK #1: Elev. 741.46 (NAVD88)

Arrow bolt on the top flange of the fire hydrant on the west side of Delashmut Ave. at the intersection with W. 5th Ave.

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.



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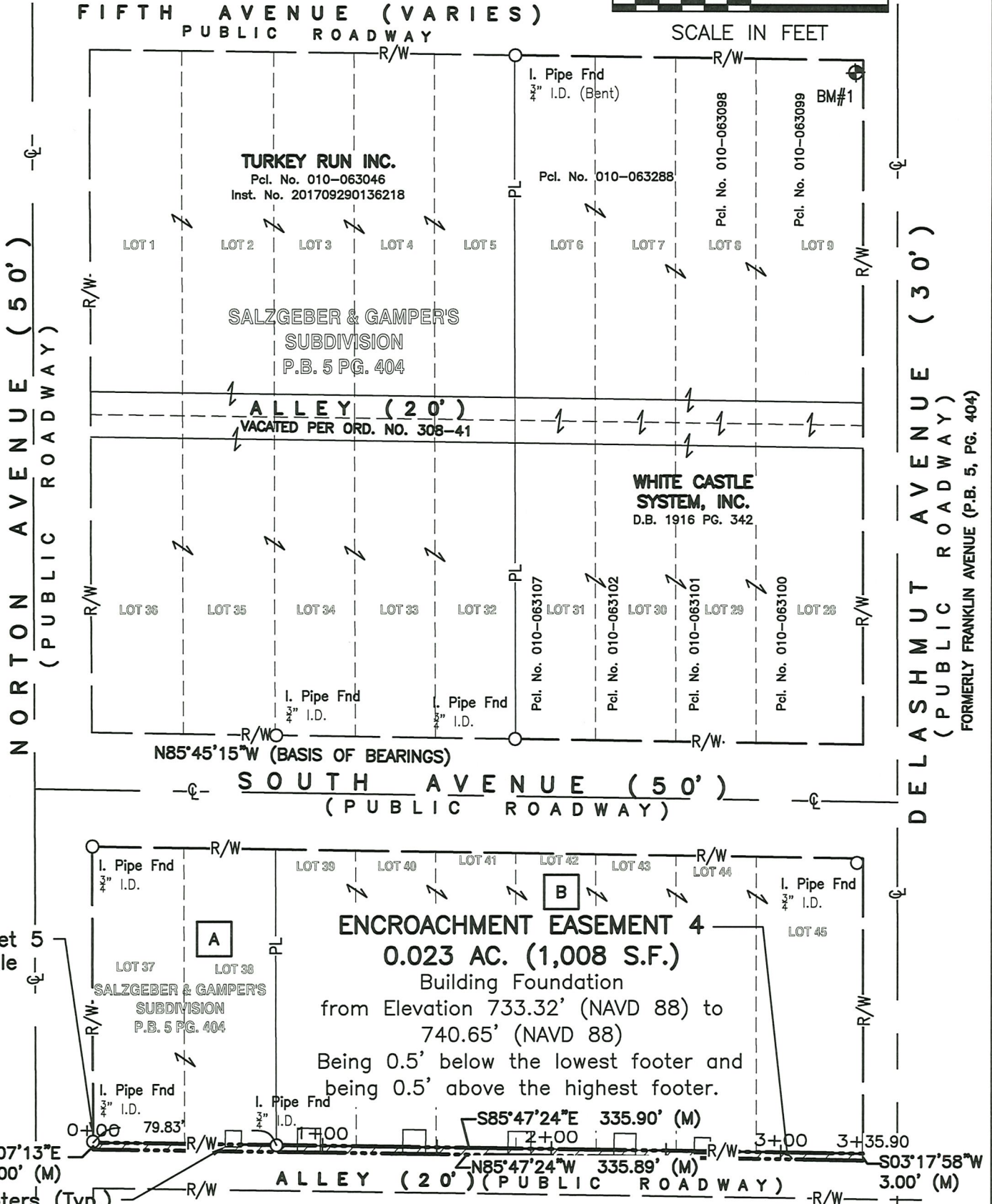
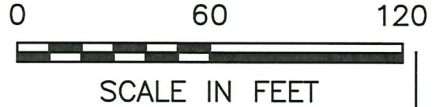
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JOB NO.	1050.023
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APPROVED BY:	MLS
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- LEGEND**
- PL Property Line
 - R/W Right-of-Way
 - POC Point of Commencement
 - POB True Point of Beginning
 - Iron Pin Found (IPF)
Mag Nail Found
 - Iron Pin Set
Mag Nail Set
 - Encroachment Area

0.023 ACRE VERTICAL ENCROACHMENT EASEMENT 4 FOR BUILDING FOUNDATION

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND
BEING IN SECTION 6, TOWNSHIP 5, RANGE 22, REFUGEE LANDS



See Sheet 5
for Profile

Prop. Footers (Typ.)

BY: *Matthew Lee Sloat* 10/19/21
Matthew Lee. Sloat, P.E., P.S.
Registered Surveyor No. 8342

BASIS OF BEARING:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), BEING THE NORTHERLY LINE OF SOUTH AVENUE, BEARING NORTH 85°45'15" WEST. 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.

ENCROACHMENT EASEMENT 4 0.023 AC. (1,008 S.F.)

Building Foundation
from Elevation 733.32' (NAVD 88) to
740.65' (NAVD 88)
Being 0.5' below the lowest footer and
being 0.5' above the highest footer.

LENESKIE PROPERTIES, LLC (50%)
LOWRY HOLDINGS LLC (50%)

Pcl. No. 010-063110
Inst. No. 202106160105643

MONARCH BLDG, LLC,
AN OHIO LIMITED LIABILITY COMPANY

Pcl. No. 010-063199
Inst. No. 200510240223086

BENCH MARK #1: Elev. 741.46 (NAVD88)
Arrow bolt on the top flange of the fire
hydrant on the west side of Delashmut
Ave. at the intersection with W. 5th Ave.

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.



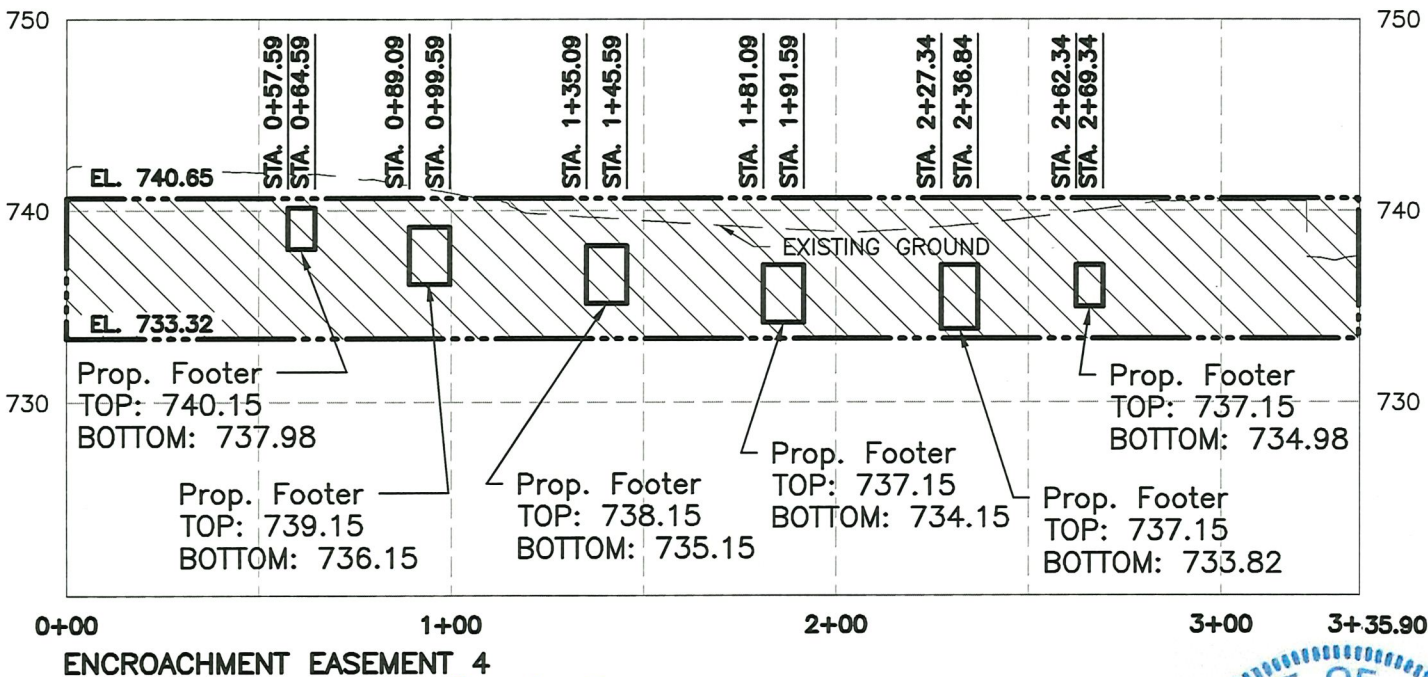
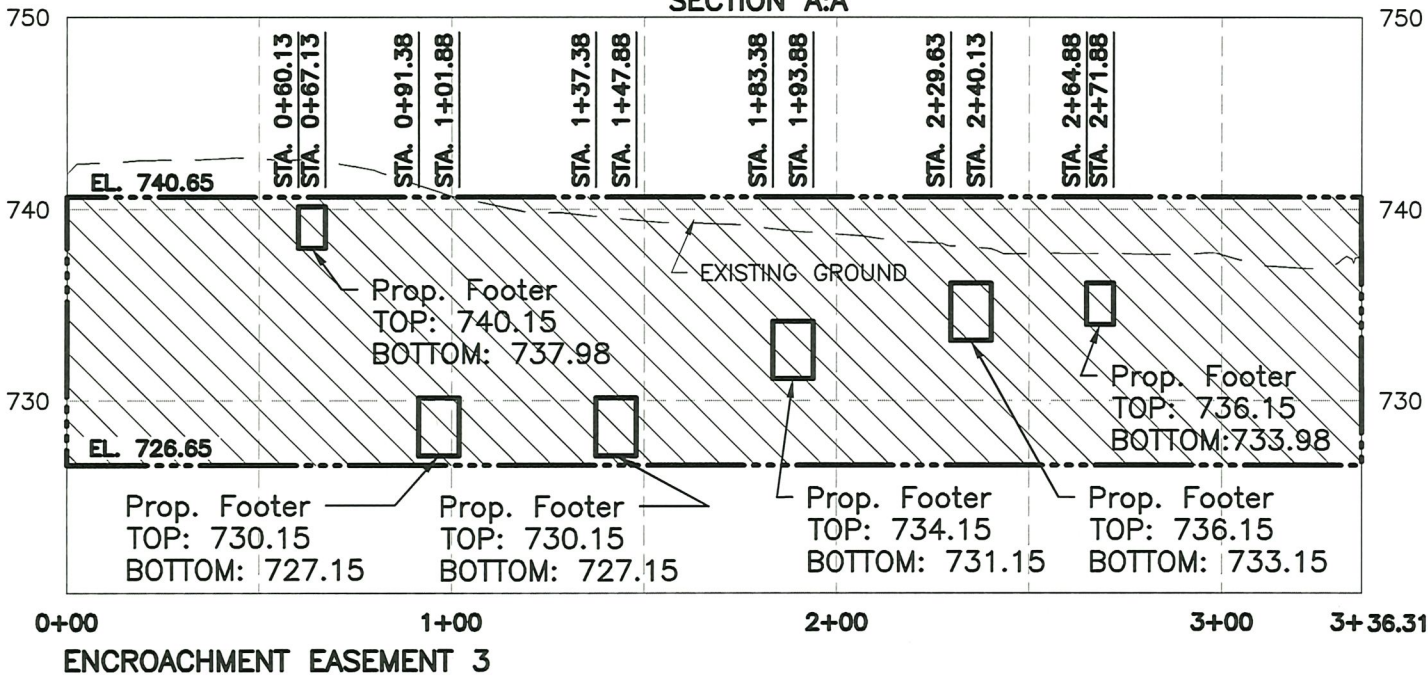
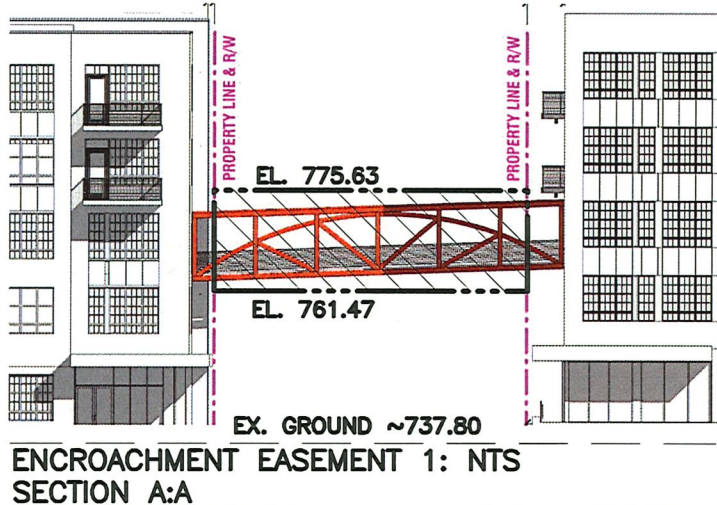
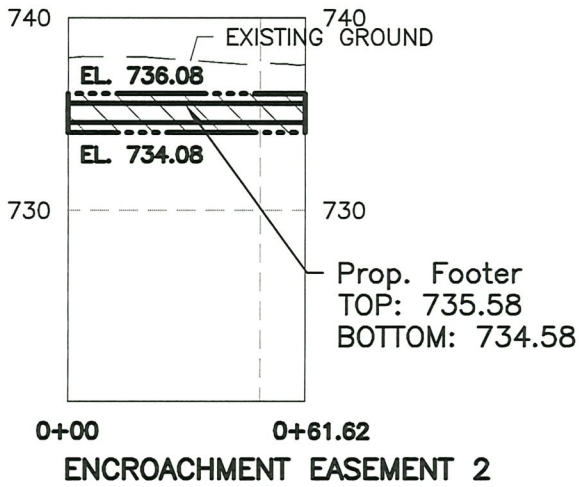
JOB NO.	1050.023
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ENCROACHMENT EASEMENT PROFILES



LEGEND

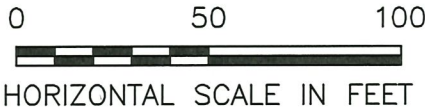
Encroachment Area BY: *Matthew Lee Sloat 10/19/21*

BASIS OF BEARING:

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HORIZONTAL SCALE IN FEET

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.



HORIZONTAL SCALE: 1" = 50'	
VERTICAL SCALE: 1" = 10'	
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