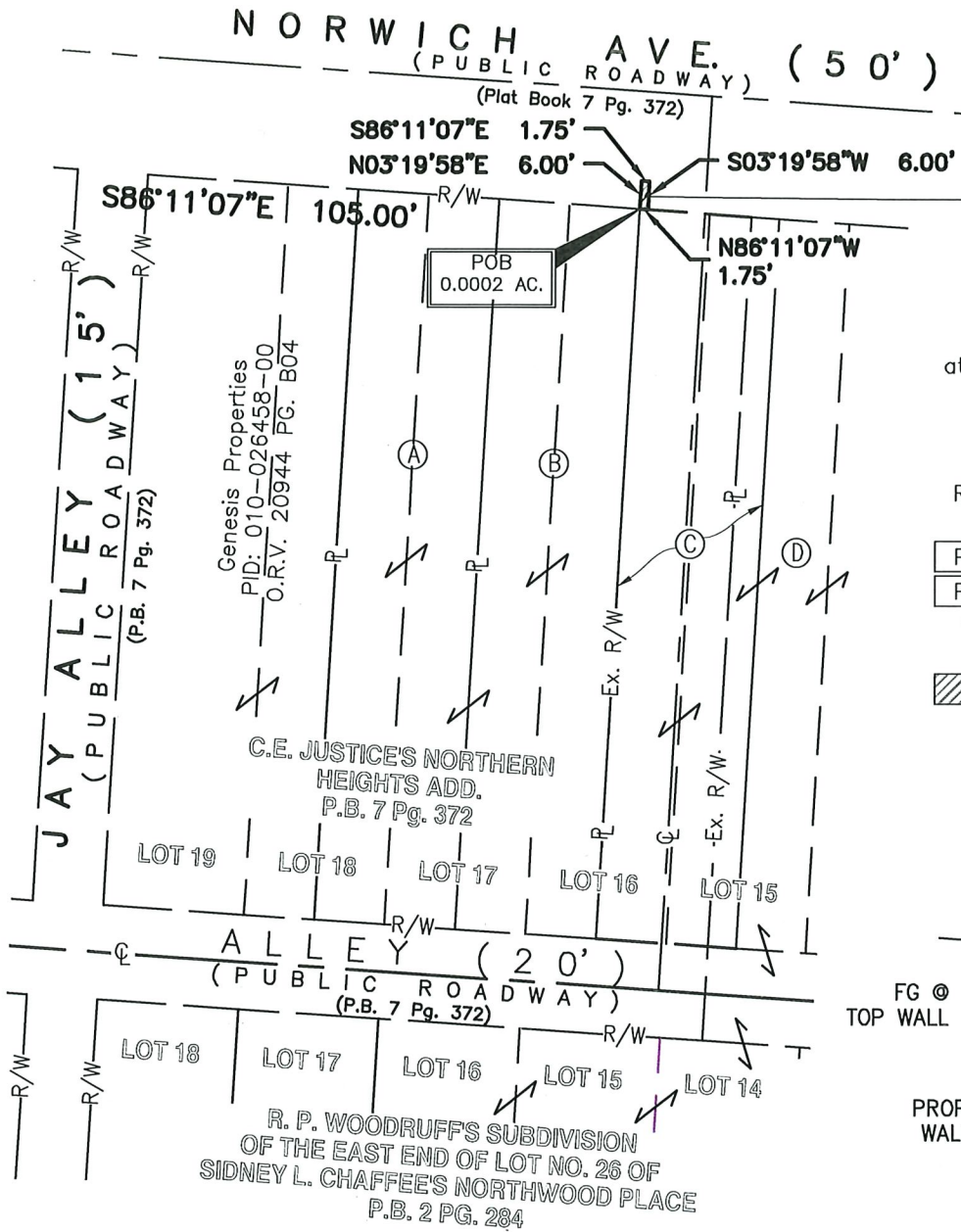


0.0002 ACRE VERTICAL ENCROACHMENT EASEMENT

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



S86°11'07"E

VERTICAL ENCROACHMENT EASEMENT

0.0002 AC. (10.5 S.F.)

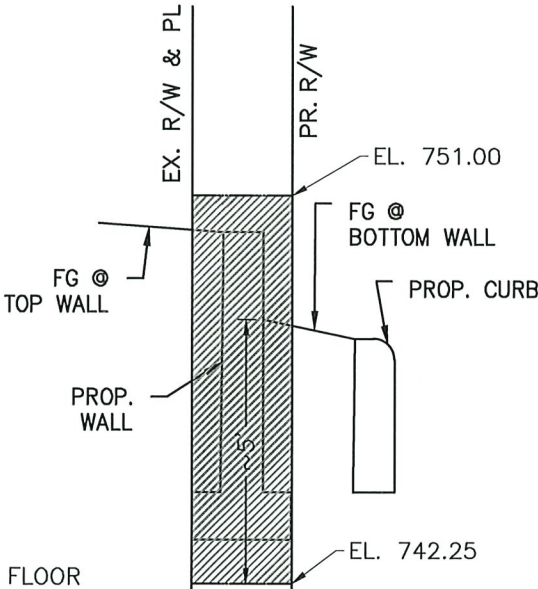
Retaining Wall

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.

LEGEND

- Property Line
- R/W Right-of-Way
- 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

OWNERS

- ITHACA I, L.L.C.
PID: 010-048048-00
I.N. 200504260077505
PARCEL TWO
- ITHACA I, L.L.C.
PID: 010-000092-00
I.N. 200504260077505
PARCEL TWO
- CITY OF COLUMBUS, OHIO
I.N. 202208240122148
0.085 Ac. (D)
- LANE AND NORWICH
COLUMBUS OWNER, LLC
PID: 010-005348-00
I.N. 202204040051264

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.



BY: *Matthew Lee Sloat* 3/11/24
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY BPB CHK BY GGB DATE 2024-03-11

E. P. FERRIS
AND
ASSOCIATES
INC

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