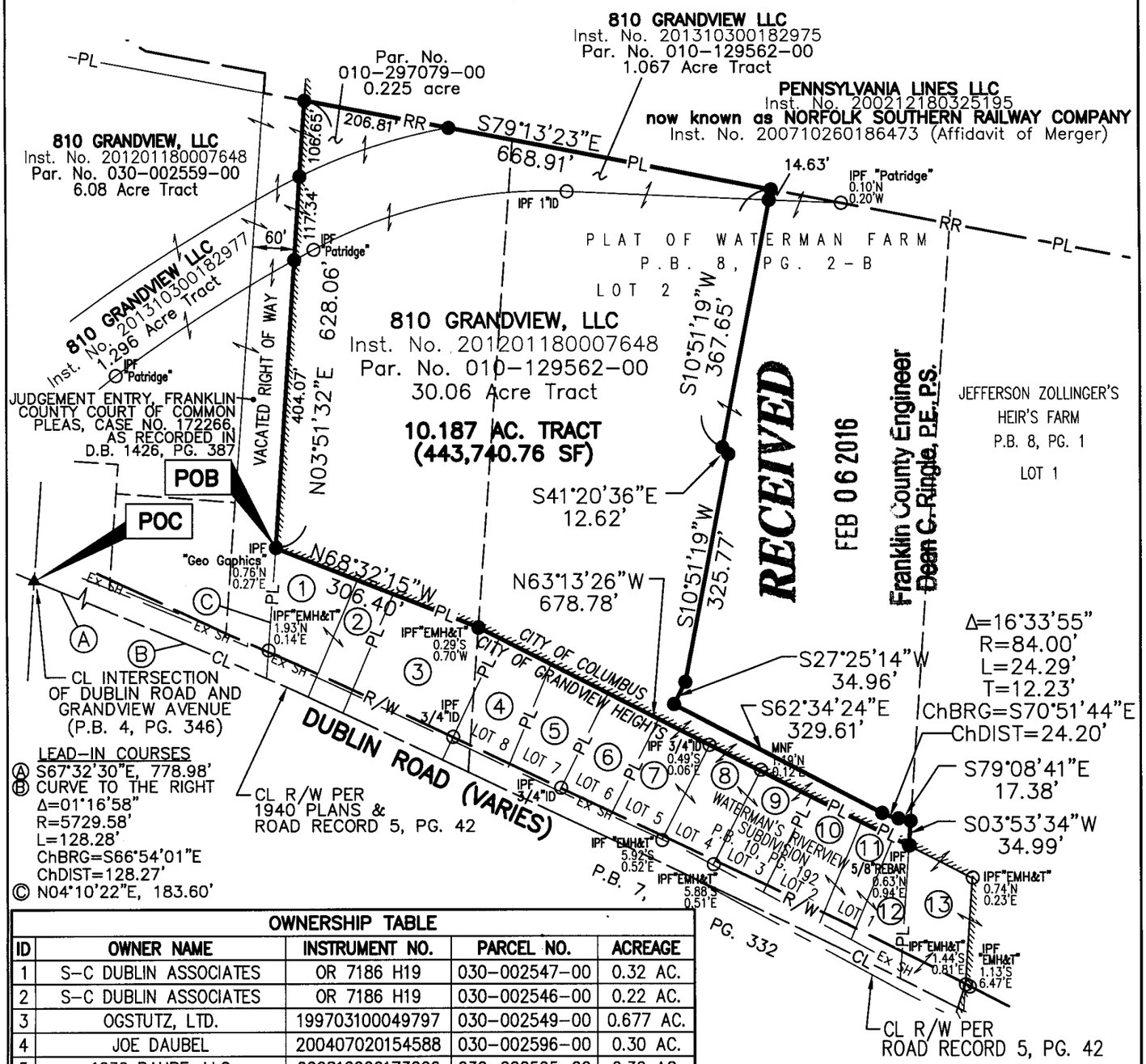
F-8-D

10.187 ACRE TRACT

Situated in the State of Ohio, County of Franklin, in the City of Columbus, being in Section 12, Township 1, Range 23, Congress Lands, being part of a 30.06 acre tract and 6.08 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201201180007648, also being part of a 1.067 acre tract conveyed to 810 Grandview LLC in Instrument Number 201310300182975, all records being of the Recorder's Office, Franklin County, Ohio



LEAD-IN COURSES
Ⓐ S67°32'30"E, 778.98'
Ⓑ CURVE TO THE RIGHT
Δ=01°16'58"
R=5729.58'
L=128.28'
ChBRG=S66°54'01"E
ChDIST=128.27'
Ⓒ N04°10'22"E, 183.60'

OWNERSHIP TABLE				
ID	OWNER NAME	INSTRUMENT NO.	PARCEL NO.	ACREAGE
1	S-C DUBLIN ASSOCIATES	OR 7186 H19	030-002547-00	0.32 AC.
2	S-C DUBLIN ASSOCIATES	OR 7186 H19	030-002546-00	0.22 AC.
3	OGSTUTZ, LTD.	199703100049797	030-002549-00	0.677 AC.
4	JOE DAUBEL	200407020154588	030-002596-00	0.30 AC.
5	1030 BAHRE, LLC	200812020173206	030-002595-00	0.30 AC.
6	1026 DUBLIN ROAD, LLC	200812080175758	030-002594-00	0.27 AC.
7	810 GRANDVIEW LLC	201603100028814	030-002593-00	0.27 AC.
8	810 GRANDVIEW, LLC	201201180007648	030-002592-00	0.26 AC.
9	810 GRANDVIEW LLC	201504170049624	030-002591-00	0.26 AC.
10	S-C DUBLIN ASSOCIATES LLC	201610050135298	030-002590-00	0.28 AC.
11	S-C DUBLIN ASSOCIATES LLC	201610050135298	030-002589-00	0.16 AC.
12	S-C DUBLIN ASSOCIATES LLC	201610050135298	030-002588-00	0.16 AC.
13	810 GRANDVIEW LLC	201606060070351	030-002564-00	0.395 AC.

OUT OF PARCEL NO.	ACREAGE	S.F.
010-297079-00	0.225 AC.	9,786.73
010-129562-00	9.962 AC.	433,954.02
TOTAL	10.187 AC.	443,740.75

Legend

O_{IPF}	Iron Pin Found
O_{MNF}	Mag Nail Found
●	Iron Pin Set
▲	Mag Nail Set
PL	Property Line
R/W	Right-of-Way
CL	Centerline
SH	Highway Easement
RR	Railroad Right-of-Way
POC	Point of Commencement
POB	Point of Beginning

Scale: 1"=200'

0 100 200 400

BASIS OF BEARING:
The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a 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. The portion of the centerline of right of way of Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this plat.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

All lot dimensions and bearings are according to the recorded deed or plat unless otherwise noted.

Field Surveys were conducted from 06/2010 through 08/2016.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

STATE OF OHIO
MATTHEW L. SLOAT
S-8342
REGISTERED PROFESSIONAL SURVEYOR

BY: Matthew Lee Sloat 1/13/17
Matthew L. Sloat, P.E., P.S. Date
Registered Surveyor No. 8342

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

LOT-SPLIT
GRANDVIEW CROSSING
10.187 ACRE TRACT
CITY OF COLUMBUS, OHIO

JOB NO.	1005.009
DRAWN BY:	DMB
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	1-11-17