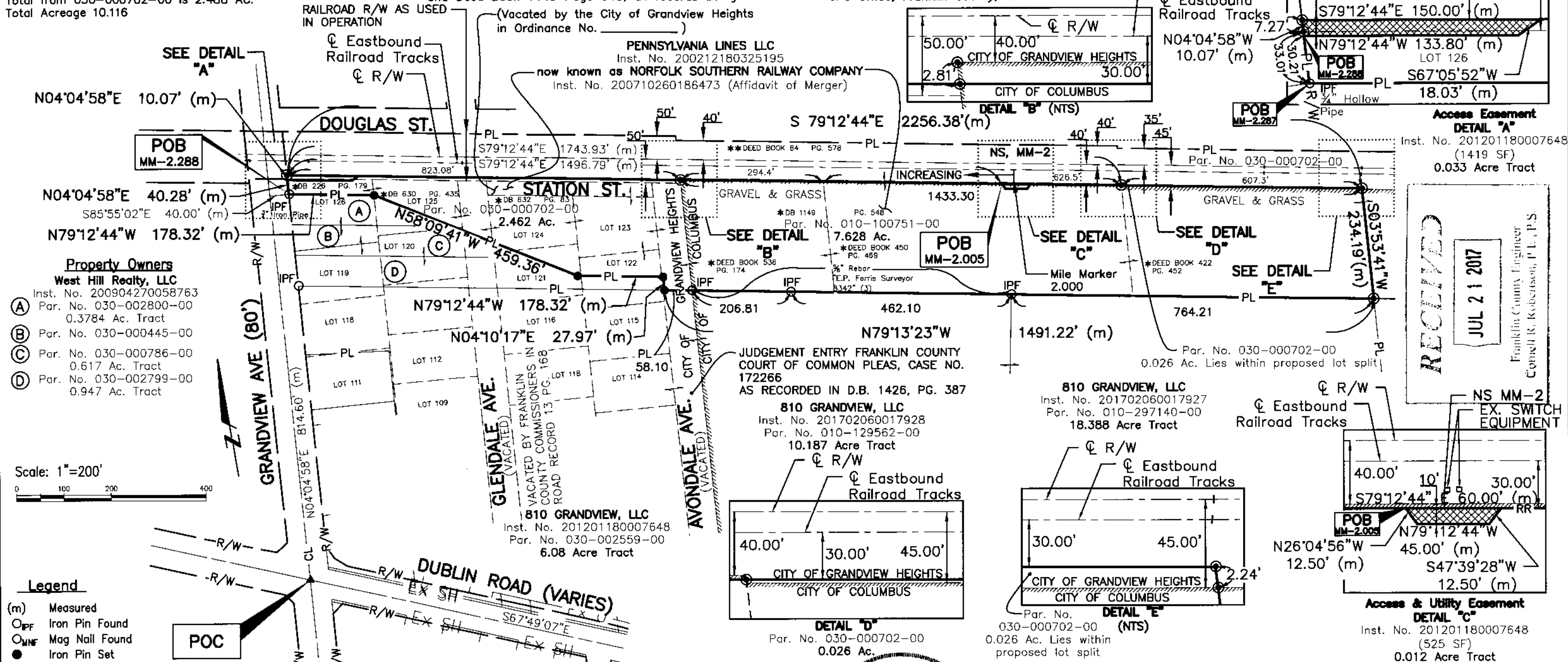


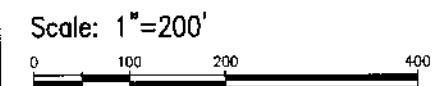
PAR. NO.	ACREAGE
030-000702-00	2.462 AC.
030-000702-00	0.026 AC.
010-100751-00	7.628 AC.

Total from 030-000702-00 is 2.488 AC.
Total Acreage 10.116

Situated in the State of Ohio, County of Franklin, in the City of Columbus and the City of Grandview Heights, being in Section 12, Township 1, Range 23, Congress Lands, being part of Lot 2 of the Plat of Waterman Farm as recorded in Plat Book 8 Page 2-B, and part of Lot 1 of the Plat of Jefferson Zollinger's Heir's Farm as recorded in Plat Book 8 Page 1, and all of lot 123 and part of Lots 120-122, 124-126, Station Street (vacated by the City of Grandview Heights in Ordinance No. _____), Avondale Avenue Reserve (see Franklin County Court of Common Pleas Case No. 172266 as recorded in Deed Book 1426 page 387), and Glendale Avenue (vacated by the Franklin County Commissioners in Road Record 13 Page 168) of Grand View Croughton, Denmead and Pope's Suburban Subdivision as recorded in Plat Book 4 Page 346, and being a part of the railroad Right-of-Way, declared as used in operations, as conveyed to Pennsylvania Lines LLC, as recorded in Instrument No. 200212180325195, now known as Norfolk Southern Railway Company by an affidavit of merger as recorded in Instrument No. 200710260186473, originally partitioned/conveyed to railroad Right-of-Way in Deed Book 84 Page 578, Deed Book 226 Page 179, Deed Book 422 Page 452, Deed Book 450 Page 469, Deed Book 536 Page 174, Deed Book 630 Page 435, Deed Book 632 Page 83, and Deed Book 1149 Page 548, all records being of the Recorder's Office, Franklin County, Ohio



- Property Owners**
West Hill Realty, LLC
Inst. No. 200904270058763
- (A) Par. No. 030-002800-00
0.3784 Ac. Tract
 - (B) Par. No. 030-000445-00
 - (C) Par. No. 030-000786-00
0.617 Ac. Tract
 - (D) Par. No. 030-002799-00
0.947 Ac. Tract



- Legend**
- (m) Measured
 - _{PF} Iron Pin Found
 - _{MNF} Mag Nail Found
 - Iron Pin Set
 - ▲ Mag Nail Set
 - PL Property Line
 - R/W Right-of-Way
 - CL Centerline
 - RR Railroad Right-of-Way
 - POC Point of Commencement
 - POB Point of Beginning
 - ⊙ Set 5/8" Rebar w/2" Aluminum Cap inscribed on top "Railroad Property Corner PS8342"

RAILROAD SOURCE OF TITLE
** COLUMBUS AND INDIANAPOLIS CENTRAL RAILWAY COMPANY
* PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILWAY COMPANY

Entire Railroad Ownership has been declared by railroad as used in operation since 1981.

E. P. FERRIS 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 & RAILROAD PLAT FOR NORFOLK SOUTHERN RAILWAY COMPANY & GRANDVIEW CROSSING
10.116 ACRE TRACT
CITY OF COLUMBUS, OHIO
CITY OF GRANDVIEW HEIGHTS, OHIO

JOB NO.	1005.009
DRAWN BY:	RJB
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	07-18-17



BY: *Matthew Lee Sloat* 7/18/17
Matthew L. Sloat, P.E., P.S.
Registered Surveyor No. 8342 Date

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°49'07"E and monumented as shown hereon, is designated the "basis of bearing" for this plat.

All Set Iron Pins, unless shown otherwise, 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.

