

PAR. NO.	ACREAGE
030-000702-00	2.2233 AC.
030-000702-00	0.026 AC.
010-100751-00	7.628 AC.

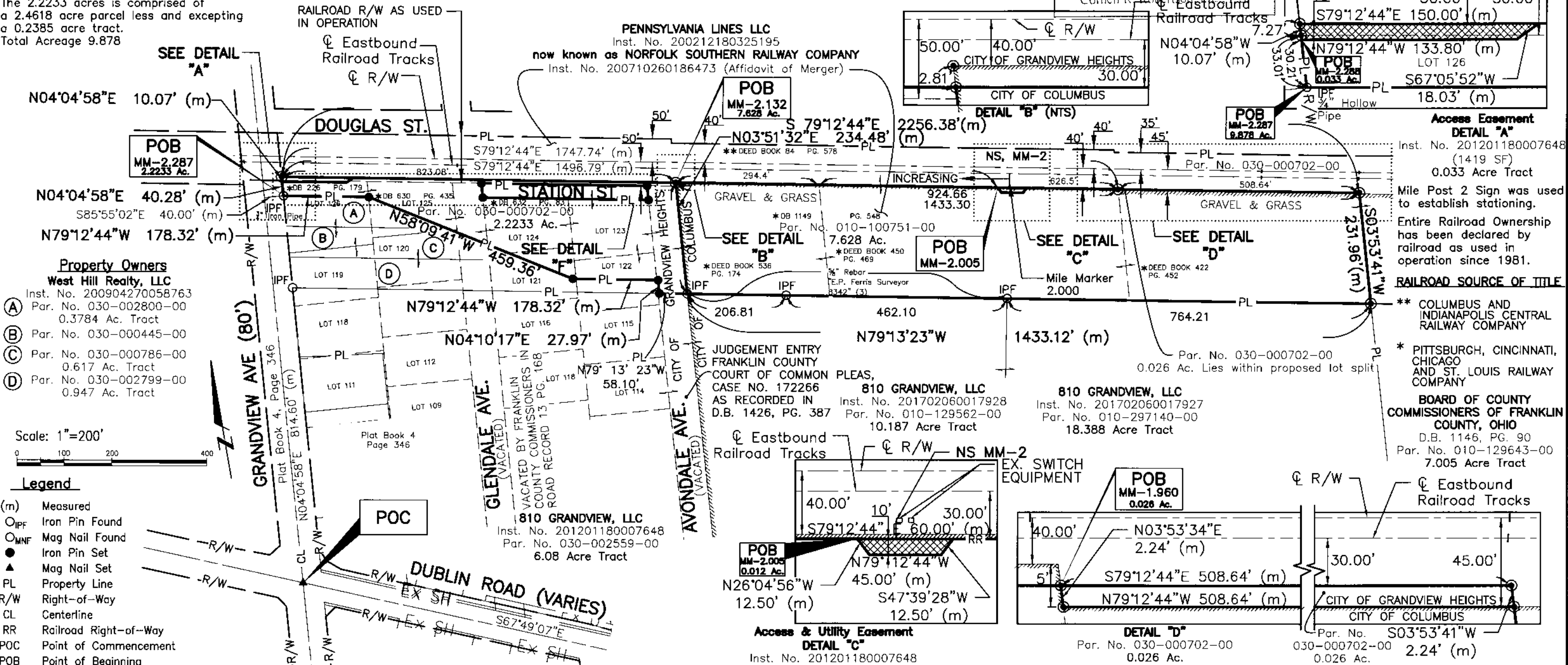
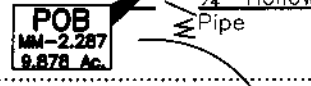
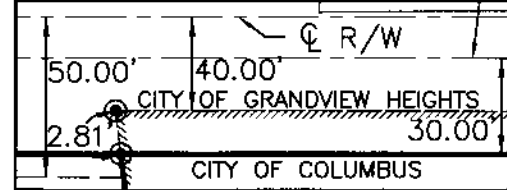
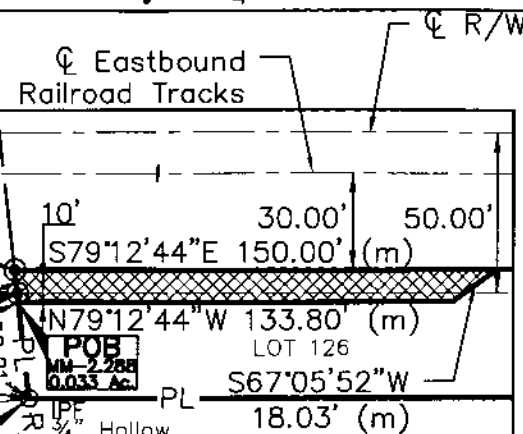
Total from 030-000702-00 is 2.249 AC.
The 2.2233 acres is comprised of
a 2.4618 acre parcel less and excepting
a 0.2385 acre tract.
Total Acreage 9.878

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.

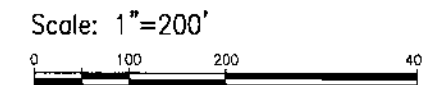
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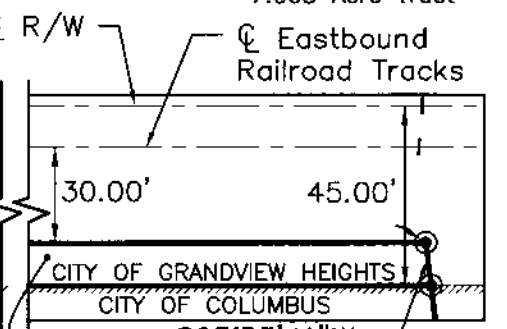
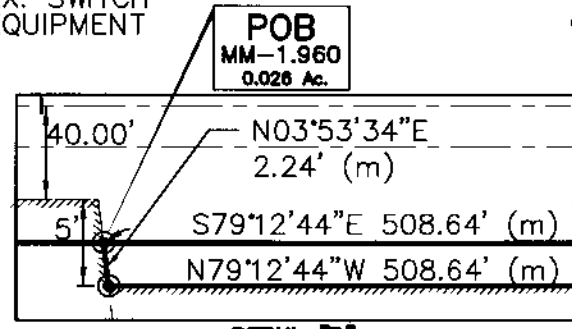
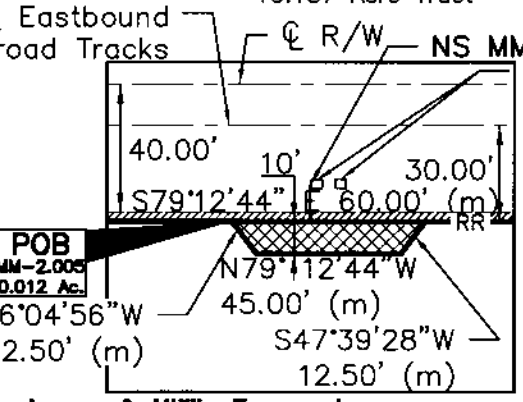
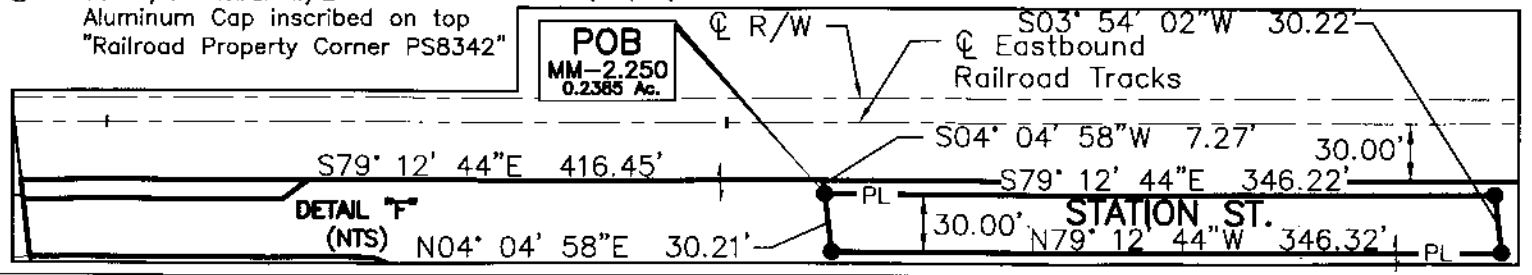
Franklin County Engineer
Cornell K. ... P.S.



- 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
 - IPF 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"



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.

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 & RAILROAD PLAT FOR
NORFOLK SOUTHERN RAILWAY
COMPANY & GRANDVIEW CROSSING
2.2233, 0.026, & 7.628 ACRE TRACTS
CITY OF COLUMBUS, OHIO
CITY OF GRANDVIEW HEIGHTS, OHIO

JOB NO. 1005.009
DRAWN BY: RJB
CHECKED BY: MLS
APPROVED BY: MLS
DATE: 11-28-17

BY: *Matthew L. Sloat* 11/28/17
Matthew L. Sloat, P.E., P.S.
Registered Surveyor No. 8342

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