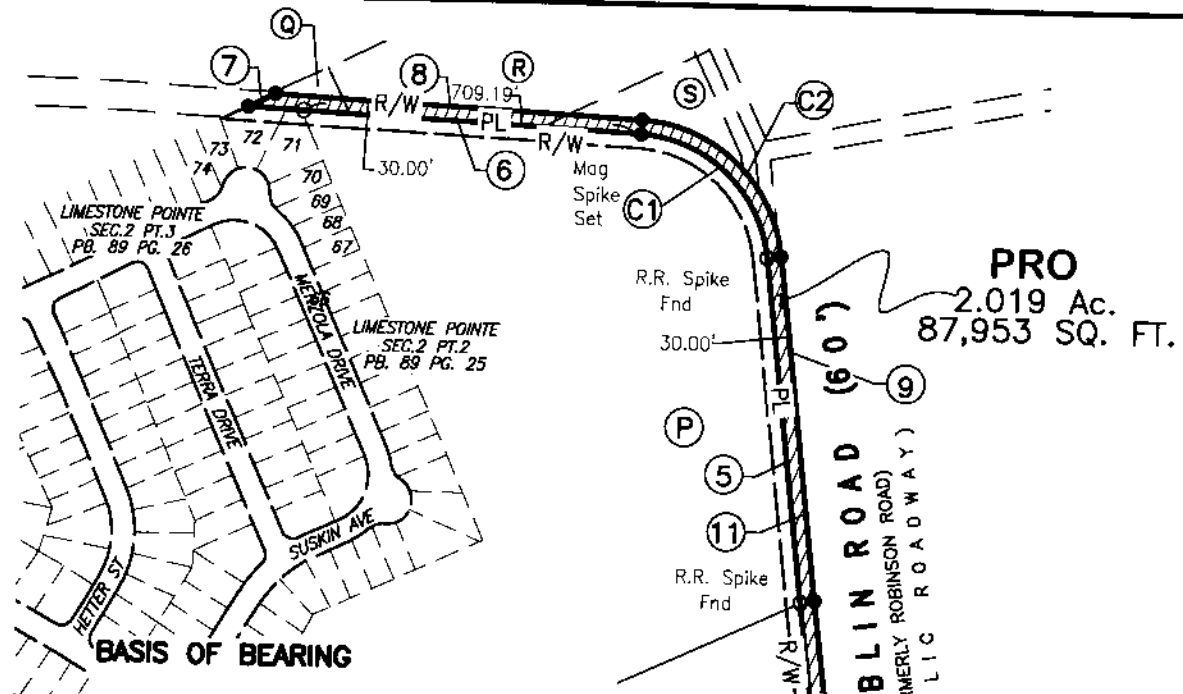


**Survey of Existing Right of Way  
2.019 Ac.  
County of Franklin, Ohio  
City of Columbus  
Virginia Military Survey No. 544**

1  
2

LINE TABLE		
LINE	LENGTH	BEARING
①	170.52'	N48°06'00"W
②	79.94'	N15°09'50"W
③	76.71'	N07°11'45"W
④	672.81'	N07°25'42"W
⑤	718.60'	N06°53'16"W
⑥	826.67'	N87°18'38"W
⑦	62.69'	N64°05'51"E
⑧	771.64'	S87°18'38"E
⑨	718.45'	S06°53'16"E
⑩	672.05'	S07°25'42"E
⑪	75.36'	S07°11'45"E
⑫	68.98'	S15°09'50"E
⑬	161.65'	S48°06'00"E
⑭	30.00'	S41°54'00"W



**PRO**  
2.019 Ac.  
87,953 SQ. FT.

**TRABUE DUBLIN, LLC**  
Pct. No. 560-154855  
Instr. No. 201008260109792  
**80 Ac. PARCEL**  
(PARCEL C, TRACT 2)

**TRABUE DUBLIN LLC**  
Pct. No. 560-154855  
Instr. No. 201008260109792  
**2.409 Ac. TRACT**  
(PARCEL E)

**TRABUE DUBLIN LLC**  
Pct. No. 560-154855  
Instr. No. 201008260109792  
**72-3/4 Ac. TRACT**  
(PARCEL D)

- Legend**
- PL Property Line
  - R/W Right-of-Way
  - Mag Spike set (If denoted) or Iron Pin Set
  - Iron Pin Found (IPF)
  - (D) Deed or Plat
  - (M) Measured Distance
  - POC Point of Commencement
  - POB Point of Beginning
  - /// Survey of Existing Right of Way
  - (M) Franklin County Monument

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
①	403.68'	287.68'	080°23'55"	371.36'	N47°05'13"W
②	445.77'	317.68'	080°23'55"	410.09'	S47°05'13"E

**BASIS OF BEARING**

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012A). Control for bearings was from coordinates of monuments FCGS 1638 and FCGS 1527, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, with a bearing of **N48°06'00"W** for a portion of the centerline of Dublin Road and is designated the "Basis of Bearing" for this plat.

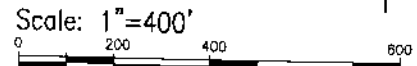
Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Mag spikes set are set in solid rock and are 3" long, 3/8" shaft diameter magnetic spikes with a 1" diameter head with a 2" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted from 11-01-16 to 11-14-17. We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

**E. P. FERRIS**  
AND ASSOCIATES  
INC.

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



*Matthew Lee Sloat* 1/30/18

Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

DRWN BY CRK    CHK BY MLS    DATE 01-25-18  
1005013

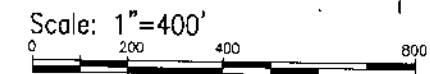
# Survey of Existing Right of Way 2.018 Ac. County of Franklin, Ohio City of Columbus Virginia Military Survey No. 544

### BASIS OF BEARING

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### Legend

- PL Property Line
- R/W Right-of-Way
- Mag Spike set (If denoted) or Iron Pin Set
- Iron Pin Found (IPF)
- (D) Deed or Plat
- (M) Measured Distance
- POC Point of Commencement
- POB Point of Beginning
- //// Right of Way Dedication
- M Franklin County Monument



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*Matthew Lee Sloat* 1/30/18

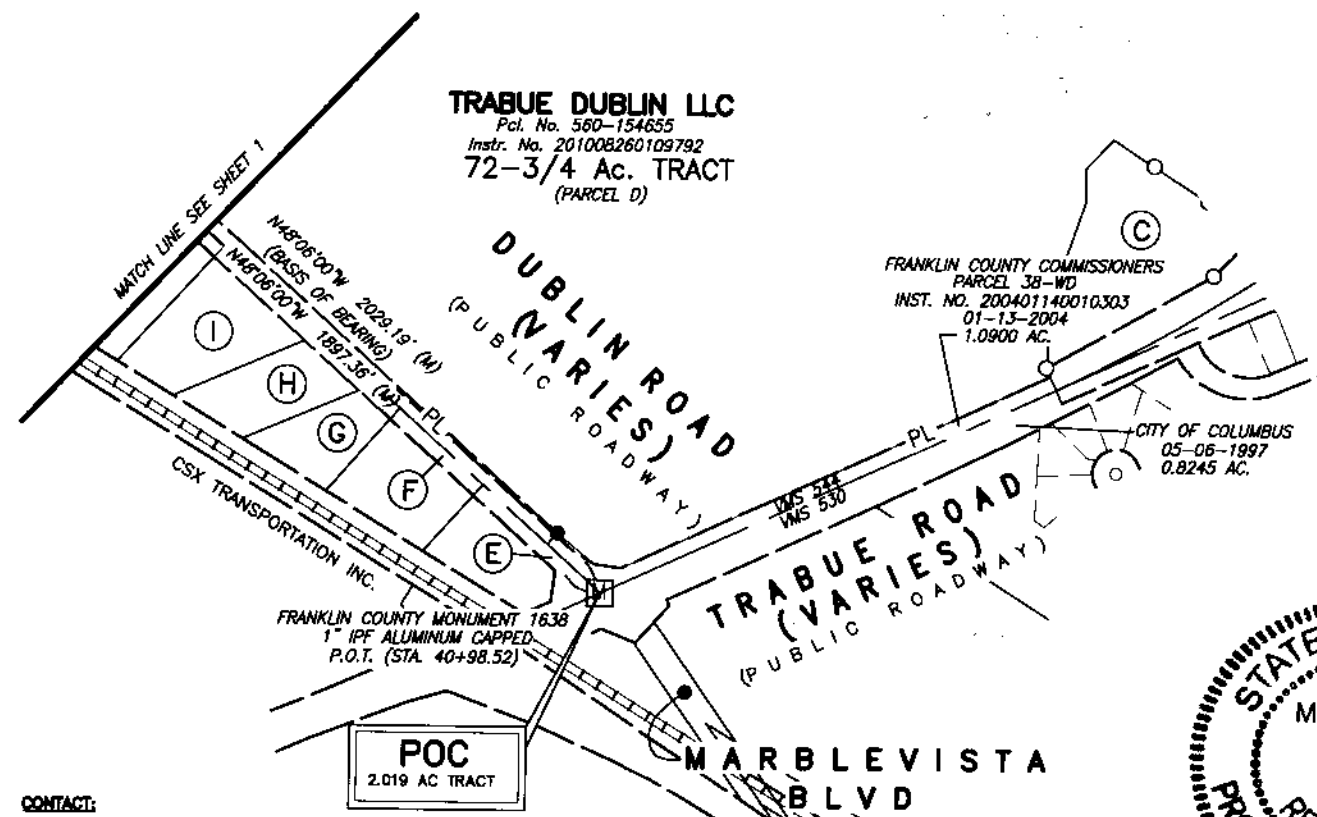
Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

DRWN BY CRK    CHK BY MLS    DATE 01-25-18  
1005013



- Q TRABUE DUBLIN, LLC  
Instr. No. 201008260109792  
0.132 Acre tract  
(Parcel F, Tract 1)
- R TRABUE DUBLIN, LLC  
Instr. No. 201008260109792  
5 Acre tract  
(Parcel G)
- S TRABUE DUBLIN, LLC  
Instr. No. 201008260109792  
1.087 Acre tract  
(Parcel F, Tract 2)

- C WAGENBRENNER MARBLE CLIFF CANYON LLC  
Pcl. No. 580-163817  
Instr. No. 201702290027548  
2.299 Ac. (D)
- E FRANKLIN COUNTY COMMISSIONERS  
Instr. No. 200212200328021  
37-WD-2  
0.3948 Ac. (D)
- F FRANKLIN COUNTY COMMISSIONERS  
Instr. No. 200308210285808  
36-WD  
0.2145 AC.
- G DUBLIN ROAD MINI-STORAGE LTD  
ORV. 33800F14  
Pcl. No. 580-191404  
0.741 AC.
- H DUBLIN ROAD MINI-STORAGE LTD  
ORV. 33800F14  
Pcl. No. 580-154811  
1.0 AC.
- I FDOM ENTERPRISES LTD  
Pcl. No. 580-154711  
Instr. No. 199905210129194  
1.432 AC.
- J ALBERT E. STEGMAN, JR. & ELIZABETH ASHEY PLANT  
Pcl. No. 580-215017  
Instr. No. 201108300106519  
6.411 AC.
- K FRANKLIN COUNTY COMMISSIONERS  
OR. 21984004  
1-WD  
0.225 Ac. (D)
- L FRANKLIN COUNTY COMMISSIONERS  
OR. 25622406  
COURT OF COMMON PLEAS  
CASE NO. 83CV407-4009  
2-WD  
0.226 Ac. (D)
- M CITY OF COLUMBUS  
DB. 3517 PG. 859  
2.890 Ac. (D)  
1-WD
- N QUARRY LOFTS PARTNERS LLC  
Pcl. No. 580-211803  
Instr. No. 201610280149080  
8.078 Ac. (D)
- O CITY OF COLUMBUS  
INST. NO. 201709150129334  
0.826 AC.
- P RIVER OAKS APARTMENT MANAGEMENT, LLC  
Pcl. No. 580-239130  
Instr. No. 201207020084482  
24.338 Ac. (D)



POC  
2.019 AC TRACT

FRANKLIN COUNTY MONUMENT 1638  
1" IPF ALUMINUM CAPPED  
P.O.T. (STA. 40+98.52)

**E. P. FERRIS**  
AND ASSOCIATES  
INC.

Consulting Civil Engineers and Surveyors

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