

RECEIVED

Situated in the State of Ohio, County of Franklin, City of Grandview Heights, being in Section 12, Township 1, Range 23, Congress Lands.

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"

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

SEE DETAIL "A"

POB
0.421 AC.

Eastbound
Railroad Tracks
R/W

PENNSYLVANIA LINES LLC
Inst. No. 200212180325195
now known as NORFOLK SOUTHERN RAILWAY COMPANY
Inst. No. 200710260186473 (Affidavit of Merger)

Eastbound
Railroad Tracks
R/W

DOUGLAS ST.

0.421 AC.
(18,326 S.F.)

N04°04'58"W
10.07' (m)

10' 30.00' 50.00'
S79°12'44"E 150.00' (m)

STATION ST.

810 GRANDVIEW, LLC
Inst. No. 201712220180678
Par. No. 030-003225-00

POB
0.421 AC.

N79°12'44"W 133.80' (m)
S67°05'52"W
18.03' (m)

Ex. Access Easement
DETAIL "A"
Inst. No. 201712220180678
(1419 SF)
0.033 Acre Tract

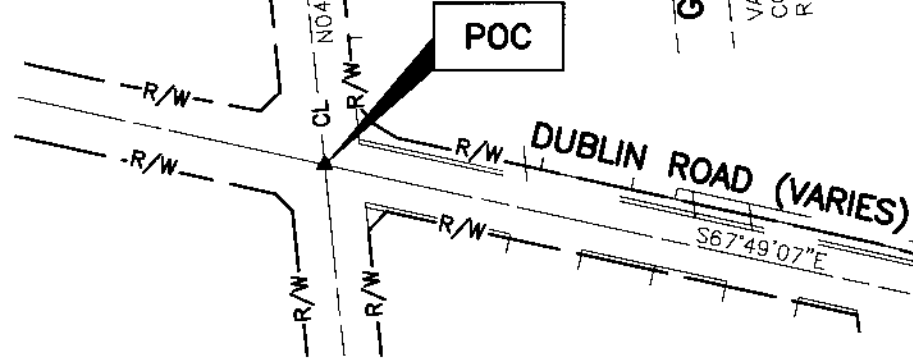
LEAD-IN TABLE		
LINE	LENGTH	BEARING
1	814.60'	N04°04'58"E
2	40.00'	S85°55'02"E

LINE TABLE		
LINE	LENGTH	BEARING
①	40.28'	N04°04'58"E
②	340.89'	S79°12'44"E
③	100.67'	S10°55'35"W
④	168.90'	N58°09'41"W
⑤	178.32'	N79°12'44"W

Property Owners

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

Scale: 1"=200'
0 100 200 400



JUDGEMENT ENTRY
FRANKLIN COUNTY
COURT OF COMMON PLEAS,
CASE NO. 172266
AS RECORDED IN
D.B. 1426, PG. 387

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.



BY: *Matthew Lee Sloat* 2/5/18
Matthew L. Sloat, P.E., P.S.
Registered Surveyor No. 8342 Date

JOB NO.	1005.009
DRAWN BY:	RJB
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	02-5-18

LOT-SPLIT
GRANDVIEW CROSSING
0.421 ACRE TRACT
GRANDVIEW HEIGHTS, OHIO

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