

Parcel Exhibit 3.085 Ac.

City of Dublin, Franklin County, Ohio
Quarter Township 2, Township 2, Range 19
United States Military Lands

INTERSTATE 270 (FRA-270-7.47N)

$\Delta=1'45'10"$
 $R=12117.67'$
 $ArcL=370.69'$
 $ChB=N82'56'41"E$
 $ChD=370.67'$

The State of Ohio
Parcel 325 WL
18.04 Ac.
Vol. 2665, P. 559

TPOB

3/4"
I.P.
Fnd.

$N9'24'46"E$
61.82'

$N79'38'28"E$ 293.54'

L.A. R/W

Thomas Family LP
O.R. 17716 F15
O.R. 17716 F06
O.R. 17716 E17
P.N. 273-008247

David A. Thomas
O.R. 8735G07
O.R. 29554E04
Jo Ellen Thomas, Trs.
Orig. 1.638 Ac.
I.N. 201702160023045
P.N. 273-008908

3.085 Ac. (By Survey)

1.629 Ac.
(By Survey)

1.456 Ac.
(By Survey)

4312 Tuller Road LLC
Orig 9.468 Ac. less
0.850 Ac. Exception
I.N. 201512230179470

RECEIVED

JUN 24 2019

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

RIVERSIDE DRIVE

The City of Dublin
0.329 Ac.
I.N. 201804050040894

The City of Dublin
0.370 Ac.
I.N. 200810230153541

R/W

BVH Associates LLC
Orig. 1.820 Ac.
I.N. 199710080114699
P.N. 273-012295

The City of Dublin
0.365 Ac.
O.R. 19908D03

TULLER ROAD (R/W VARIES) (PUBLIC)

$N3'27'17"E$ 140.00'

$N86'24'49"W$ 325.26'

The City of Dublin
0.120 Ac.
I.N. 201304250068666

The City of Dublin
0.180 Ac.
I.N. 201304250068666

R/W

C/L

The City of Dublin
0.850 Ac.
O.R. 13252F10

LEGEND

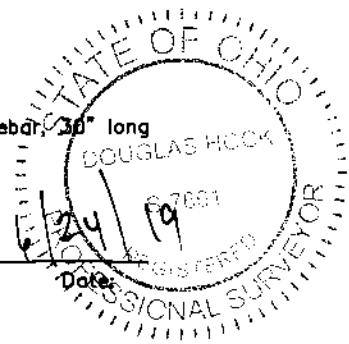
- Iron Pipe Found
- Iron Pin Set

This exhibit is based on existing Franklin County Auditor's and Recorder's records and an actual field survey performed by Advanced Civil Design in June 2018.

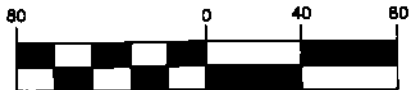
Bearings are based the Ohio State Plane Coordinate System NAD83, NSRS 2007. A bearing of $N86'24'49"W$ was held for the northerly right-of-way line of Tuller Road and was established by GPS observation.

Iron pins set are 5/8" diameter rebar, 30" long and capped Advanced 7661.

Douglas R. Hock, P.S. 7661



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

DRAWN BY: BCK	JOB NO.: 19-0002-746
DATE: 6/24/2019	CHECKED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755